Please re-record to correct Grantees name, it was incorrectly typed as MFG Holdings should have been MGF Holdings

Davidson County DEEDWARR
Recvd: 03/08/04 12:28 2pgs
Fees:13.00 Taxes:726.32
[redacted]
20040308-0026167

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$196,302.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 5th DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TBE MGF **MFG HOLDINGS, GP** **P. O. Box 150709** **Nashville, TN 37215-0709**	**SAME AS OWNER**	**105-7-321**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, H & J REALTY, A Tennessee General Partnership**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MFG HOLDINGS, a Tennessee General Partnership** TBE MGF

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey dated February 6, 2004, done by R. Scot Cherry, Tennessee Registered Land Surveyor No.: 1512, as follows:

BEGINNING at an existing iron rod on the northerly right-of-way line of Southgate Avenue, 44 feet in width, at a corner common with Robert J. Boles, as of record in Deed Book 5865, Page 177, at the Register's Office for Davidson County, Tennessee.

THENCE with the northerly right-of-way line of Southgate Avenue, North 83 Deg. 03 Min. 56 Sec West, 199.86 feet to an existing iron rod at a corner common with Vietti Foods, Inc., as of record in Deed Book 3536, Page 47, at the Register's Office for Davidson County, Tennessee.

THENCE leaving the northerly right-of-way line of Southgate Avenue with the easterly property line of Vietti Foods, Inc., North 06 Deg. 28 Min 12 Sec East, 318.00 feet to an iron rod set on the southerly property line of Robert C. Sanders, III, as of record in Deed Book 3956, Page 482, at the Register's Office for Davidson County, Tennessee.

THENCE with the southerly property line of Robert C. Sanders, III, Irene M. Bacigalupo, as of record in Deed Book 4795, Page 233 and James E. Kennon, as of record in Deed Book 6557, Page 657, at the Register's Office for Davidson County, Tennessee, South 82 Deg. 51 Min. 20 Sec East, 212.19 feet to an iron rod set at a corner common with Hillcrest Baptist Church, as of record in Deed Book 3536, Page 47, at the Register's Office for Davidson County, Tennessee;

THENCE with the westerly property line of Hillcrest Baptist Church and said Robert J. Boles, South 08 Deg 41 Min 41 Sec West 317.36 feet to the point of beginning, containing 65,434 square feet (1,502 acres more or less).

BEING part of the same property conveyed to Jacob S. and Harold Kornman by deed of record in Book 3370, page 613, and being the same property conveyed to H & J Realty, A Tennessee General Partnership, by deed in Instrument Number 20031121-0170019, Register's Office for Davidson County, Tennessee.

RE-RECORD

Davidson County DEEDWARR
Recvd: 04/13/04 08:46 2pgs
Fees:12.00 Taxes:0.00
20040413-0041192

Unimproved (X)
This is improved ( ) property, known as **Southgate Avenue, Nashville, Tennessee**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS _____ HAND THIS 4 DAY OF MARCH, 2004.

H & J REALTY, A Tennessee General Partnership

By: Harold Kornman, General Partner
HAROLD KORNMAN, General Partner
FCNLK655340374540

STATE OF FLORIDA)

COUNTY OF Sarasota **)**

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared HAROLD KORNMAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of H & J REALTY, A Tennessee General Partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such General Partner.

WITNESS my hand and official seal at Sarasota, Florida, this the 4 day of March, 2004.

Trina M Lindell
NOTARY PUBLIC

My Commission Expires: 3-31-07

Trina M. Lindell
My Commission DD196578
Expires March 31, 2007