RETURN TO:
WEISS & WEISS, ATTORNEYS AT LAW
761 Old Hickory Blvd., Ste. 301
Brentwood, TN 37027
#06-04-040-D

FILE BOX 19B
MAP & PARCELS
94-176,168,124,110,
111&115

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of APRIL, 2006.

My Commission Expires: 3/31/07

Notary Public

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
761 OLD HICKORY BOULEVARD, SUITE 301, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
CFA PROPERTIES, LLC
618 Church Street, Ste. 200
Nashville, TN 37219

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **H. J. HEINZ COMPANY, L.P., A DELAWARE LIMITED PARTNERSHIP By: Heinz Management, LLC, its General Partner**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **CFA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Lawrence County, Tennessee, described as follows, to-wit:

BEING land lying in the First Civil District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Spence Lane, said point being the southeasterly corner of Lot 1-C, on the plan of the re-subdivison of Lot 1, Section One, River Hills Industrial Park, as of record in Plat Book 4300, Page 151, Register's Office for Davidson County, Tennessee; THENCE, leaving said westerly margin and with the line between Lots 1-C North 75° 08' 22" West, 177.53 feet to an iron pin in the easterly margin of the railroad right-of-way; THENCE, with said right-of-way and along a curve to the left, said curve having a radius of 2914.80 feet, an arc length of 401.23 feet, and a chord bearing and distance of North 19° 58' 27" West 400.97 feet to a P.K. nail; thence continuing with said right-of-way, North 24° 30' 33" West 101.57 feet to a P.K. nail; thence North 24° 50' 33" West, passing a concrete monument at 502.40 feet, a total distance of 644.25 feet to an iron pin in the southerly line of Bob Gregory Co., Inc., as of record in Book 5780, Page 926; thence leaving said right-of-way and with Gregory's southerly line, North 71° 22' 48" East, 524.87 feet to an iron pin in the westerly margin of Spence Lane; thence with said margin South 21° 50' 52" East, 504.08 feet to an iron pin; thence continuing with said margin and along a curve to the right, said curve having a radius of 495.72 feet, an arc length of 231.46 feet, and a chord bearing and distance of South 08° 28' 18" East, 229.36 feet to a concrete monument; thence South 04° 54' 16", West 213.32 feet to an iron pin; thence along a curve to the right, said curve having a radius of 1128.21 feet, an arc length of 194.20 feet, and a chord bearing and distance of South 09° 57' 20" West, 193.96 feet to a point; thence South 14° 53' 47" West, 174.79 feet to the BEGINNING.

BEING the same property conveyed to H.J. Heinz Company, L.P., a Delaware limited partnership, by Deed from IDF Holdings, Inc., successor-in-interest to International DiverseFoods, Inc., a Tennessee corporation by Deed of record in Instrument No. 20010619-0065128, Register's Office for Davidson County, Tennessee.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

Davidson County DEEDWARR
Recvd: 05/05/06 15:17 2 pgs
Fees:13.00 Taxes:1850.00
20060505-0052768

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 27th day of APRIL, 2006.

H. J. HEINZ COMPANY, L.P.,
A DELAWARE LIMITED PARTNERSHIP
By: Heinz Management, LLC,
a Delaware Limited Liability Company
its General Partner

By: _____
LEONARD A. CULLO, JR., VICE PRESIDENT/TREASURER

STATE OF Pennsylvania)
COUNTY OF Allegheny)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **LEONARD A. CULLO, JR.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the VICE PRESIDENT/TREASURER of **H. J. HEINZ COMPANY, L.P., A DELAWARE LIMITED PARTNERSHIP By: Heinz Management, LLC, a Delaware Limited Liability Company, its General Partner**, the within named bargainor, and that he as such Vice President/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership.

Witness my hand and official seal at Pittsburgh, Pennsylvania, this 27th day of April, 2006.

My Commission Expires: 4/29/08

_____
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deborah J. McCune, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Apr. 29, 2008
Member, Pennsylvania Association Of Notaries