File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/09/06 12:05 3 pgs
Fees:18.00 Taxes:8824.50
20061109-0139571

W & I Ref(dm) Title No: 48254
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Compton Foods, Inc. 2808 Smith Springs Road Nashville, TN 37217	SAME

TAX MAP-PARCEL NUMBERS: 13600015300 & 13600015200

SPECIAL WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$2,385,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Compton Investment Properties, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Compton Foods, Inc.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I:
Land in Davidson County, Tennessee, being a portion of a certain parcel of property located on Old Smith Springs Road, Davidson County, Tennessee, of record in Book 5897, page 917, Register's Office for Davidson County, Tennessee. The portion of property is further described in words and figures as follows:

Beginning at an iron pin in the northerly right-of-way margin of Smith Springs Road, that point also being the southwesterly corner of the described parcel and the southeasterly corner of property owned by Alice G. Tucker as of record in Book 5863, page 694, Register's Office for Davidson County, Tennessee; thence leaving said point and continuing along a line North 3 degrees 11 minutes 15 seconds West, a distance of 470.11 feet, to an iron pin also being the northwesterly corner of said described parcel; thence continuing along a line South 82 degrees 25 minutes 51 seconds East, a distance of 284.05 feet to a point; thence continuing along a line South 3 degrees 11 minutes 15 seconds East, a distance of 200.10 feet to a point; thence along a line North 86 degrees 48 minutes 45 seconds East, a distance of 115.0 feet to a point; thence along a line South 3 degrees 11 minutes 15 seconds West, a distance of 110.61 feet to a point in the northerly right-of-way margin of old Smith Springs Road; thence with said margin along a line South 66 degrees 48 minutes 54 seconds West, a distance of 282.57 feet to an iron pin; thence along a curve to the left of a 305 foot radius, a distance of 71.42 feet to an iron pin, being located in the northerly right-of-way margin of Smith Springs Road; thence along said margin with a curve to the right with a 746.2 foot radius, a distance of 47.28 feet to the point of beginning, and containing 3.01 acres, more or less.

Tract II:
Land in the Second Civil District of Davidson County, Tennessee, containing 2.47 acres, more or less, and described as follows:

Beginning at a stake at Thomas Cranor, now Parman's South boundary line running East 45-7/8 poles; thence South 6 poles to the center of Smith Springs Road; thence Southwest 45-7/8 poles to Tim Russell, now Robert Russell corner; thence North 34 poles to the beginning corner, and containing 6 acres more or less.

There is included in the above description, but excluded from this tract, two parcels of real property, described as follows:

First Excluded Parcel:

Beginning at an iron pin in the northerly right-of-way margin of Smith Springs Road, that point also being the southwesterly corner of the described parcel and the southeasterly corner of property owned by Alice G. Tucker as of record in Book 5863, page 694, Register's Office for Davidson County, Tennessee; thence leaving said point and continuing along a line North 3 degrees 11 minutes 15 seconds West, a distance of 470.11 feet to an iron pin also being the northwesterly corner of said described parcel; thence continuing along a line South 82 degrees 25 minutes 51 seconds East, a distance of 284.05 feet to a point; thence continuing along a line South 3 degrees 11 minutes 15 seconds East, a distance of 200.10 feet to a point; thence along a line North 86 degrees 48 minutes 45 seconds East, a distance of 115.0 feet to a point; thence along a line South 3 degrees 11 minutes 15 seconds West, a distance of 110.61 feet to a point in the northerly right-of-way margin of old Smith Springs Road; thence with said margin along a line South 66 degrees 48 minutes 54 seconds West, a distance of 282.57 feet to an iron pin; thence along a curve to the left of a 305 foot radius, a distance of 71.42 feet to an iron pin, being located in the northerly right-of-way margin of Smith Springs Road; thence along said margin with a curve to the right with a 746.2 foot radius, a distance of 47.28 feet to the point of beginning, and containing 3.01 acres, more or less.

Being the same property conveyed to Compton Investment Properties, L.L.C., by deed from John Reynolds, Trustee, of record in Book 10772, page 290, Register's Office for Davidson County, Tennessee.

Second Excluded Parcel:

Beginning at a concrete monument of the northerly right-of-way of Old Smith Springs Road approximately 230 feet West of the intersection of Old Smith Springs Road and Anderson Road; thence with said northern right-of-way7 along a curve to the left with a radius of 800 feet, 15.57 feet to a point; thence continuing with said northern right-of-way South 66 degrees 48 minutes 54 seconds West 136.18 feet to a point; thence leaving said northern right-of-way north 7 degrees 35 minutes 46 seconds West 186.67 feet to a point on the southern boundary line of Lot 1, Priest Lake Park Commercial Site, Section 6, as of record in Book 4901, page 70, Register's Office for Davidson County, Tennessee; thence South 82 degrees13 minutes 16 seconds East 178.84 feet; thence South 7 degrees 18 minutes 2 seconds West 102.05 feet to the point of beginning, and containing 0.52 acres, more or less.

Being the same property conveyed to James Richard Compton by warranty deed from Larry R. Compton of record in Book 9238, page 657, said Register's Office. The within described property was previously subject to a life estate in favor of Viola Brent (see conveyance of record in Book 6045, page 731, said Register's Office). The said Viola Brent is now deceased.

Tract I: Being the same property conveyed to John Reynolds, Trustee, by deed from J.R. Compton and Larry Compton of record in Book 6202, page 745, said Register's Office. By Quitclaim Deed of record in Book 10772, page 290, said Register's Office. John Reynolds, Trustee, (as Trustee for C&H Investment Properties, a Tennessee general partnership conveyed subject property to Compton Investment Properties, L.L.C., a Tennessee limited liability company.

Tract II: Being part of the same property conveyed to John Reynolds, Trustee, by deed from J.R. Compton and Larry Compton by deed of record in Book 6202, page 745, said Register's Office. By Quitclaim Deed of record in Book 6253, page 860, said Register's Office. Subject property was conveyed to C&H Investment Properties, a Tennessee general partnership. By Quitclaim Deed of record in Doc. No. 20050727-0087802, said Register's Office, subject property was conveyed to Compton Investment Properties, L.L.C. a Tennessee limited liability company.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years. Subject to existing leases and rights of parties in possession. Subject to Personalty Taxes.

This is improved property, known as: 2806-2808 Smith Springs, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property, but not further or otherwise.

WITNESS THE EXECUTION HEREOF this 6th day of November, 2006.

Compton Investment Properties, LLC

By: Linda G. Compton
Title: Sole Member
Voting

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Linda G. Compton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Sole Member Voting (or other officer authorized to execute this instrument) of **Compton Investment Properties, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee this the 6th day of November, 2006.

Notary Public

My Commission Expires: 1/23/2010

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,385,000.00

Affiant

Sworn and subscribed before me this the 6th day of November, 2006.

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires: [illegible]