THIS INSTRUMENT PREPARED BY:

John P. McKleroy, Jr.
Spain & Gillon, LLC
2117 Second Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Golden Flake Snack Foods, Inc.
One Golden Flake Drive
Birmingham, Alabama 35205

MAP PARCEL NUMBERS:
Map 118-16
Parcel 4

Davidson County DEEDWARR
Recvd: 05/05/08 12:30 5 pgs
Fees:28.00 Taxes:6199.18
20080505-0046017

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
DAVIDSON COUNTY)

THIS INDENTURE, made this 1st day of May, 2008 between RONALD B. BUCHANAN, TRUSTEE, of one part, and GOLDEN FLAKE SNACK FOODS, INC., organized and existing under the laws of the State of Delaware, of the other part.

WITNESSED, that TENNESSEE CHIPS, LLC has executed a First Real Property Note in the original principal balance of $1,700,000.00 dated October 25, 2000 payable to GOLDEN FLAKE SNACK FOODS, INC. and a Second Real Property Note in the original principal balance of $300,000.00 dated October 25, 2000 payable to GOLDEN FLAKE SNACK FOODS, INC. The First Real Property Note and Second Real Property Note are herein collectively referred to as the ("Notes"). The Notes are secured by (i) a Deed of Trust executed by Tennessee Chips, LLC, Trustor, to Shelton Hatcher, Trustee, for the benefit of Golden Flake Snack Foods, Inc., Beneficiary, dated October 25, 2000 and recorded with Davidson County, Tennessee in Instrument No. 20001108-0111123 ("Deed of Trust") and (ii) UCC-1 Financing Statements naming Tennessee Chips, LLC, Debtor and Golden Flake Snack Foods, Inc., Secured Party of record in Instrument No. 20001108-0111124, Instrument No. 20001117-0114132, and Instrument No. 20070424-0048390, Register's Office for Davidson County, Tennessee ("UCC-1 Financing Statements"). As of the date hereof, the principal balance and accrued interest owed on the Notes is $1,675,454.14.

WITNESSETH: That the said RONALD B. BUCHANAN, TRUSTEE, for and in consideration of (i) Ten and No/100 Dollars ($10.00) to RONALD B. BUCHANAN, TRUSTEE in hand paid by the said GOLDEN FLAKE SNACK FOODS, INC., and (ii) the execution and delivery by GOLDEN FLAKE SNACK FOODS, INC. to TENNESSEE CHIPS, LLC of a satisfaction and release document reciting that the Notes have been paid and satisfied in full and satisfying and releasing the Deed of Trust and UCC-1 Financing Statements, the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said GOLDEN FLAKE SNACK FOODS, INC., its successors and assigns forever, the certain tract of lands situated and being in the County of Davidson, State of Tennessee the legal description of which is set forth on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said GOLDEN FLAKE SNACK FOODS, INC., its successors and assigns forever; and the said RONALD B. BUCHANAN, TRUSTEE, his heirs, personal representatives, successors and assigns do covenant and agree to and with the said GOLDEN FLAKE SNACK FOODS, INC., its successors or assigns that RONALD B. BUCHANAN, TRUSTEE, is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances, except for the encumbrances, if any, set forth on Exhibit "B" attached hereto and incorporated herein by reference; that he has good right to sell and convey the same to GOLDEN FLAKE SNACK FOODS, INC. as aforesaid; and that the before granted land and premises he will warrant and defend against all lawful claims of all persons claiming by, through or under RONALD B. BUCHANAN, TRUSTEE, but not otherwise.

IN WITNESS WHEREOF, the said parties have hereto set their hands and affixed their seals the day and year above written.

RONALD B. BUCHANAN, TRUSTEE

Ronald B. Buchanan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Ronald B. Buchanan, Trustee, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of May, 2008.

Beth M. Woodard
Notary Public
My Commission Expires: 08/22/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,675,454.14.

Ronald B. Buchanan, Trustee
Affiant

Subscribed and sworn to before
me this the 15th day of May, 2008.

NOTARY PUBLIC
My Commission Expires: 08/22/11

(Affix Seal)

EXHIBIT "A"
TO
WARRANTY DEED

Parcel I:

Land in Davidson County, Tennessee, being Lot No. 21 and the northerly one-half (½) of Lot 20 on the Map of Sidco Subdivision, of record in Book 2133, page 115, Register's Office for said County.

Said Lot No. 21 and the northerly one-half (½) of Lot No. 20 adjoin and front together 150 feet on the easterly boundary of Kraft Drive and run back between parallel lines, 315 feet to a dead line.

Parcel II:

Land in Davidson County, Tennessee, being Lot No. 22 and the southerly one-half of Lot 23 on the Map of Sidco Subdivision, of record in Book 2133, page 115, Register's Office for said County.

Said Lots No. 22 and part of 23 front 150 feet on the easterly side of Kraft Drive and extend back between parallel lines 315 feet to the center line of the L. & N. lead track.

Being the same property conveyed to Ronald B. Buchanan, Trustee, with full power to sell, mortgage or convey without joinder of beneficiary by Quitclaim Deed from Tennessee Chips, LLC, of record in Instrument No. 20070125-0010088, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TO
WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes for the year of 2007 are unpaid and delinquent. Taxes for the year 2008 are a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of Sidco Subdivision of record in Plat Book 2133, Page 115, as amended in Book 5842, page 627, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant of record in Book 6513, page 24, said Register's Office, as partially released by instrument of record in Book 8719, page 650, said Register's Office.

4. Mutual Easement of record in Book 5958, Page 861, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4017, page 327, Register's Office for Davidson County, Tennessee.

   Exception to Easement as of record in Book 5846, Page 715, Register's Office for Davidson County, Tennessee.

6. Rights reserved with reference to uranium, thorium and all other material essential to production of fissionable materials as is fully set out in deed of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

7. Easements as set out in instrument of record in Book 2293, page 555, Register's Office of Davidson County, Tennessee.