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Bk 31-B
S & R
SW7

Davidson County DEEDQC
Recvd: 10/20/08 13:49 3 pgs
Fees:18.00 Taxes:3785.10
20081020-0105134

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Chairmans Foods LLC c/o Choice Food Group, Inc. 618 Church Street, Suite 220 Nashville, Tennessee 37219	Same	107-01-0-052.00

QUITCLAIM DEED

In accordance with the Expedited Order (I) authorizing the Sale of Certain Assets Free and Clear of Liens, (II) Approving Form and Manner of Notice of Sale, and (III) Granting Related Relief entered on October 2, 2008 in the bankruptcy case styled "Commissary Operations, Inc.," Case No. 08-06279, United States Bankruptcy Court for the Middle District of Tennessee, **COMMISSARY OPERATIONS, INC.,** as debtor-in-possession, (herein the "**Grantor**"), by these presents hereby transfers and conveys unto **CHAIRMANS FOODS LLC,** a Tennessee limited liability company, its successors and assigns (herein the "**Grantee**"), all of its right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property located at Massman Drive, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR DOES hereby transfer, assign, and convey unto Grantee, its successors and assigns, all of GRANTOR'S right, title and interest in and to said property, as debtor-in-possession, pursuant to the terms of the Expedited Order (I) authorizing the Sale of Certain Assets Free and Clear of Liens, (II) Approving Form and Manner of Notice of Sale, and (III) Granting Related Relief entered on October 2, 2008 in the bankruptcy case styled "Commissary Operations, Inc.," Case No. 08-06279, United States Bankruptcy Court for the Middle District of Tennessee, a copy of which order is being recorded simultaneously herewith. GRANTOR provides no warranty of title or otherwise with respect to this transfer, as both GRANTOR and GRANTEE are relying on the terms of the order approving this sale as authority for the transfer described herein.

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand on this the 17th day of October, 2008.

COMMISSARY OPERATIONS, INC.

By: _____
Lloyd Baldridge, Chief Financial Officer

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, Lloyd Baldridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Chief Financial Officer of Commissary Operations, Inc., the within named bargainor, and that he, as such Chief Financial Officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of such bargainor by himself as such Chief Financial Officer.

WITNESS my hand and seal at office this 9th day of October, 2008.

Kimberly M Spencer
Notary Public

My Commission Expires:

7/3/2012

KIMBERLY M. SPENCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 3, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 1,023,000.00 .

Jay T Wall CEO
Grantee or Grantee's Agent

Subscribed and sworn to before me this 17th day of October, 2008.

Rita McQuerry
NOTARY PUBLIC

My Commission Expires:

3-10-2012

RITA McQUERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Resubdivision of Lot No. 25 of Revision Section 35 and Revision Section 19, Metropolitan Industrial Park, as of record in Instrument Number: 20010409-0034499, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set, at the intersection of the northerly right-of-way line of Interstate 40, 300 feet in width, and the easterly right-of-way line of Massman Drive, 130 feet in width;

Thence leaving the northerly right-of-way line of Interstate 40, with the easterly right-of-way line of Massman Drive, North 18 deg 04 min 13 sec West, 269.94 feet to an existing iron rod, at a corner common with Lot 44 of the Revision Section Thirty-Six & Revision Section Nineteen, Metropolitan Industrial Park, as of record in Plat Book 4955, Page 36, at the Register's Office for Davidson County, Tennessee, also being the property of Elm Hill Pike Properties, LLC, as of record in Instrument Number: 20071214-0143955, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Massman Drive, with the southerly property line of said Lot 44, North 79 deg 00 min 00 sec East, 122.06 feet to a pk nail set, at a corner common with Lot 1 of the said Resubdivision of Lot No. 25 of Revision Section 35 and Revision Section 19, Metropolitan Industrial Park, also being the property of Donald Keith Hall, as of record in Instrument Number: 20030304-0028409, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 1, South 11 deg 00 min 00 sec East, 46.62 feet to a pk nail set;

Thence with the southerly property line of said Lot 1, North 79 deg 00 min 00 sec East, 230.00 feet to a pk nail set;

Thence with the westerly property line of said Lot 1, South 14 deg 58 min 39 sec East, 200.00 feet to a pk nail set in the northerly right-of-way line of Interstate 40;

Thence with the northerly right-of-way line of Interstate 40, South 75 deg 15 min 31 sec West, 333.41 feet to the POINT OF BEGINNING.

TOGETHER WITH the beneficial easement rights contained in the Declaration of Easements of record as Instrument No. 20010614-0063122, Register's Office of Davidson County, Tennessee. Exception is made for the COI Tract Passenger Car Easement as set forth in said Declaration which is not included as a part of the conveyance herein.

Being the same property conveyed to COMMISSARY OPERATIONS, INC., A TENNESSEE CORPORATION by deed from SHONEY'S, INC., A TENNESSEE CORPORATION of record as Instrument No. 20010614-0063121, dated June 11, 2001, Register's Office for Davidson County, Tennessee.