BILL GARRETT, Davidson County
T20090018263 DEEDQC
Recvd: 03/18/09 16:14 3 pgs
Fees:18.00 Taxes:17390.00
20090318-0024560

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:
Five Star Custom Foods, Ltd. 3709 E. 1st Street Ft. Worth, TX, 76111	Same	118-12-0-001.00

QUITCLAIM DEED

In accordance with the Agreed Order (I) authorizing the Sale of Certain Real Estate Free and Clear of Liens, (II) Approving Form and Manner of Notice of Sale, and (III) Granting Related Relief entered on March 17, 2009 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 **FIVE STAR CUSTOM FOODS, LTD.**, 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 2621 Eugenia Avenue, Davidson County, Tennessee, 37211.

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 Agreed Order (I) authorizing the Sale of Certain Real Estate Free and Clear of Liens, (II) Approving Form and Manner of Notice of Sale, and (III) Granting Related Relief entered on March 17, 2009 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.

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 18th day of March, 2009.

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 18th day of March, 2009.

_____
Notary Public

My Commission Expires: 8-23-11

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 $4,700,000.00.

_____
Grantee or Grantee's Agent

Subscribed and sworn to before me this 18th day of March, 2009.

DOROTHY S. POTTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

_____
NOTARY PUBLIC

My Commission Expires: 8-23-11

412641-1

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being property conveyed to Houston McCord Realty Company by deed of record in Book 436, Page 545, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning, at the point of intersection of the westerly margin of Eugenia Avenue and the southerly margin of Cruzen Street; thence, with said westerly margin S 00° 37' 40" W, 5.00 feet to a point; thence, leaving said westerly margin N 89° 22' 20" W, 497.50 feet to a point; thence, in a southerly direction with a curve to the left 48.89 feet to a point; said curve having a central angle of 05° 51' 22", a radius of 478.34 feet and a tangent of 24.46 feet; thence, S 00° 37' 40" W, 291.12 feet to a concrete monument; thence, N 89° 22' 20" W, 542.89 feet to a point; thence, N 06° 06' E, 410.50 feet to a point; thence, N 08° 06' E, 659.23 feet to a point; thence, S 75° 03' E, 323.45 feet to a point; thence, S 77° 23' E, 242.00 feet to a point; thence, S 00° 07' 30" W, 12.00 feet to a point; thence, S 78° 53' E, 201.97 feet to a point in the westerly margin of an alley; thence, with said westerly margin S 00° 07' 30" W, 488.39 feet to a point at the intersection with the northerly margin of Cruzen Street; thence, crossing with the terminus of said Cruzen Street S 00° 37' 40" W, 50.00 feet to a point; thence, with the southerly margin of said Cruzen Street S 89° 22' 20" E, 165.00 feet to the point of beginning, containing 686,769 square feet or 15.77 acres, more or less.

LESS AND EXCEPT any portions of such property conveyed or taken for rights of way for public streets or roads.

Being the same property conveyed to COMMISSARY OPERATIONS, INC., A TENNESSEE CORPORATION by deed from SHONEY'S, INC. of record as Book 10715, Page 493, dated December 1, 1997, in Register's Office for Davidson County, Tennessee. See also Instrument of Correction of record in Book 10865, Page 172, in said Register's Office.