WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/10 13:54 2 pgs
Fees:13.00 Taxes:14800.00
20100901-0069582

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

10-08-008-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of September, 2010

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MASSMAN PROPERTIES, LLC (NAME)	" NEW OWNER " (NAME)	107-01-0
618 Church Street, Ste. 200 (ADDRESS)	(ADDRESS)	052.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CHAIRMANS FOODS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MASSMAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a Tract of Land lying in Nashville, Davidson County, Tennessee, also being **Lot No. 2 of the Resubdivision of Lot No. 25 of Revision Section 35 and Revision Section 19, Metropolitan Industrial Park,** as of record in Instrument No. 20010409-0034499, 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 (36) and Revision Section Nineteen (19), Metropolitan Industrial Park, as of record in Plat Book 4955, Page 36, Register's Office for Davidson County, Tennessee, also being the property of Elm Hill Pike Properties, LLC, as of record in Instrument No. 20071214-0143955, said Register's Office.;

THENCE leaving the easterly right-of-way line of Massman Drive, with the southerly property line of said Lot 44, North 79 def 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, of record in Instrument No. 20030304-0028409, said Register's Office;

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 def 58 min 39 sec East, 200.00 feet to a pk nail set in the northerly right0of0way 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 for 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 herein insured tract.

BEING the same property conveyed to CHAIRMANS FOODS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from COMMISSARY OPERATIONS, INC., A TENNESSEE CORPORATION, as debtor in possession, dated October 17, 2008, of record in Instrument No. 20081020-0105134, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **820 Massman Drive, Nashville, TN, 37210.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, its hands, this 1st day of September, 2010

CHAIRMANS FOODS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
JERRY T. WALKER
Its: CHIEF EXECUTIVE OFFICER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JERRY T. WALKER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HIS oath acknowledged himself to be the **CHIEF EXECUTIVE OFFICER** of **CHAIRMANS FOODS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2010.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON