This instrument was prepared by:
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BILL GARRETT, Davidson County
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QUITCLAIM DEED

FROM: PHOENIX FOODS, INC., a Tennessee corporation, Grantor

TO: PHOENIX II, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Phoenix II, LLC 723 Cowan Street Nashville, Tennessee 37207	Same	82-6 Parcel 74

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is EIGHTY-EIGHT THOUSAND FOUR HUNDRED SEVENTY AND NO/100 DOLLARS ($88,470.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of March, 2012.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMMISSION EXPIRES: MAY 8, 2012

Notary Public
My Commission Expires: 5-8-12

FOR AND IN CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PHOENIX FOODS, INC., a Tennessee corporation ("Grantor"), does quitclaim unto PHOENIX II, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Nashville,

Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 723 Cowan Street, Nashville, Davidson County, Tennessee 37207.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 9th day of March, 2012.

GRANTOR:

PHOENIX FOODS, INC., a Tennessee corporation

By: _____

Print Name: D Stanley Parker

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared STEPHEN PARKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and CEO (or other officer authorized to execute the instrument) of PHOENIX FOODS, INC., the within named bargainor, a Tennessee corporation, and that he as such President and CEO executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by himself as President and CEO.

Witness my hand and seal, at Office in Nashville, Tennessee, this 9th day of March, 2012.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

_____
Notary Public
My Commission Expires: 05/8/12

EXHIBIT A

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING THE PROPERTY OF SWIFT AND COMPANY, AS OF RECORD IN DEED BOOK 4192, PAGE 611, AND DEED BOOK 4662, PAGE 583, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING BOUNDED ON THE NORTH BY TANKSLEY REAL ESTATE CO. AS OF RECORD IN DEED BOOK 5136, PAGE 9, ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65, ON THE SOUTH BY TALLMAN, INC. OF DELAWARE, AS OF RECORD IN DEED BOOK 4207, PAGE 602, AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF COWAN STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF COWAN STREET AT A CORNER COMMON WITH TANKSLEY REAL ESTATE CO.;

THENCE WITH TANKSLEY REAL ESTATE CO. SOUTH 83 DEG. 02 MIN. 00 SEC. EAST, 219.72 FEET TO AN IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65 SOUTH 07 DEG. 57 MIN. 30 SEC. EAST, 199.29 FEET TO AN IRON ROD AT A CORNER COMMON WITH TALLMAN, INC. OF DELAWARE;

THENCE WITH TALLMAN, INC. OF DELAWARE SOUTH 80 DEG. 18 MIN. 30 SEC. WEST, 204.47 FEET TO AN IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF COWAN STREET;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF COWAN STREET NORTH 09 DEG. 41 MIN. 30 SEC. WEST, 262.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 47,959 SQUARE FEET (1.101 ACRES) MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO VIGIL FOODS, INC., A TENNESSEE CORPORATION BY GENERAL WARRANTY DEED FROM CONAGRA, INC., A DELAWARE CORPORATION OF RECORD IN BOOK 9546, PAGE 778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID VIGIL FOODS, INC., A TENNESSEE CORPORATION HAVING SINCE CHANGED ITS NAME TO PHOENIX FOODS, INC. BY ARTICLES OF AMENDMENT OF RECORD IN BOOK 10038, PAGE 268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.