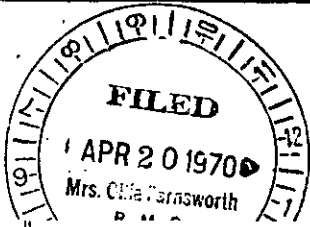


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For True Consideration See Affidavit  
Book 32 Page 129

VOL 888 PAGE 241

WARRANTY DEED

Beech-Nut, Inc., a Delaware corporation having its principal office at 460 Park Avenue, New York, New York (the Grantor) in consideration of \$10 and other good and valuable consideration paid to the Grantor by Dobbs Houses, Inc., a Delaware corporation having its principal office at 474 South Perkins Extended, P. O. Box 17009, Memphis, Tennessee (the Grantee), hereby conveys unto the Grantee and its successors and assigns forever all that certain real property heretofore conveyed to the Grantor or to its predecessor in title by the deed identified below, which property is also the subject of the title policy described below.

Date of Deed: August 8, 1960  
 Place of Recording: County of Greenville, S. C.  
 Date of Recording: August 10, 1960  
 Deed Book: 656 (Mesne)  
 Page: 351

Title Policy No.: Y-108-092  
 Title Company: Lawyers Title Insurance Corp.  
 Date of Policy: August 10, 1960

Together with the appurtenances and all the estate and rights of the Grantor in and to said premises; to have and to hold the premises herein granted unto the Grantee and its successors and assigns forever.

And the Grantor covenants that, except as to the covenants, liens and incumbrances, if any, which are excepted from title insurance coverage and not insured against under the terms of the title insurance policy described above or which arose after the effective date of the aforementioned title policy, the Grantor is seized of the said premises in fee simple and has good right to convey the same; the Grantee shall quietly enjoy the said premises; the said premises are free from incumbrances; the Grantor will execute or procure any further

(Continued on next page)

519-274.4-1-110