TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Standard Candy Company (NAME)	Standard Candy Company (NAME)	W5-2380
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 3805 PAGE 686
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- DOLLARS

cash in hand paid by STANDARD CANDY COMPANY

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, DeLUXE ICE CREAM COMPANY, a partnership composed of George L. Catignani and John O. Catignani,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Plan of the Subdivision of the Old James Erwin Homestead in the City of Nashville, being part of Lot No. 21 on the Original Plan, not of record, and described according to a survey made by Z.J. Wilkinson, Surveyor, October 18, 1944, as follows:
BEGINNING on the easterly margin of Third Avenue North, as widened, at Lena St. Charles and Marina St. Charles' northwest corner; thence with the easterly margin of Third Avenue North, northwardly 26 feet to the southwest corner of the property owned by the Standard Candy Company, by deed of record in Book 770, page 258, Register's Office for said County; thence with Standard Candy Company's south line, eastwardly 117 feet 3 inches to the westerly margin of a 20-foot alley; thence with the westerly margin of said alley, southwardly 26 feet to St. Charles' north line; thence with St. Charles' north line, westwardly 117 feet 3 inches to the point of beginning.
Being the same property conveyed to DeLuxe Ice Cream Company, a partnership composed of George L. Catignani and John O. Catignani, by two deeds, one from Walter J. Pullman and wife, as of record in Book 1291, page 326, and one from A. Joseph Catignani and wife, as of record in Book 2594, page 307, both in said Register's Office.

This is unimproved ( ) improved (S) property, known as 448 - 3rd Avenue North (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 29th day of April, 19 64

By: John O Catignani
John O. Catignani, Partner

DeLuxe Ice Cream Company, a partnership
By: George L Catignani
George L. Catignani, Partner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. Parson, a Notary Public in and for said County and State, the within named George L. Catignani and John O. Catignani, Partners of DeLuxe Ice Cream Company the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 19 64.

My Commission Expires Oct. 30, 1966

Commission expires Notary Public L. Parson

L. PARSON NOTARY PUBLIC

TENNESSEE TITLE COMPANY

Warranty Deed
G-169801-jmm
FROM DeLUXE ICE CREAM COMPANY, a Partnership
TO STANDARD CANDY COMPANY
REGISTER STAMP BELOW

47894

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

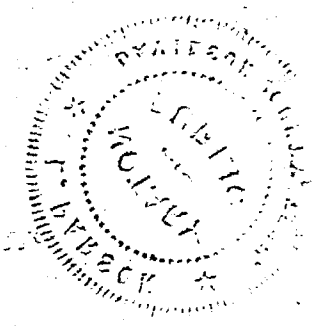
AUG 26 12 25 PM '64
NOTE BOOK 109 PAGE 78
RECORDING FEE $ 2.00
DEP. REG. 2

DO NOT PUBLISH

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

RE Worrall
38.00
County Court Clerk



STATE TAX $ 37.50
PROBATE 50
TOTAL $ 38.00

AUG 26 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 26 1964

CT