This Document Prepared by:
George V. Crawford, Jr.
900 American Trust Building
Nashville, Tennessee 37201

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Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.
Southeastern Cafeterias, Inc. P. O. Box 2723 Nashville, Tennessee 37219	Southeastern Cafeterias, Inc. P. O. Box 2723 Nashville, Tennessee 37219	Map, 82-16 Par. 10 Pat

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by SOUTHEASTERN CAFETERIAS, INC., formerly known as CORPORATE CONCEPTS, INC., (a Tennessee corporation and the parent corporation of CORPORATE CONCEPTS COUNTRY DAIRY, INC.), to CORPORATE CONCEPTS COUNTRY DAIRY, INC., (a Tennessee corporation and a wholly owned subsidiary of said SOUTHEASTERN CAFETERIAS, INC.), the receipt of which is hereby acknowledged and for other good and valuable consideration hereinafter expressed, the said CORPORATE CONCEPTS COUNTRY DAIRY, INC., has this day bargained and sold and does by these presents hereby bargain and sell, transfer and convey unto SOUTHEASTERN CAFETERIAS, INC., its successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 of William L. Foster's First Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 1, of the Register's Office for said County, and described together according to a survey made March 21, 1967, and revised July 17, 1969, by Barge, Waggoner & Sumner, Engineers, as follows:
>
> Beginning on an iron pin in the common line between lots Nos. 2 and 3, and in the northerly margin of Main Street, formerly Gallatin Avenue, as widened, running thence with the northerly margin of Main Street, as widened, south, 65° 06' west 71.46 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 18.50 feet in a northwesterly direction a distance of 29.10 feet to an iron pin in the easterly margin of North Seventh Street, formerly Foster Street; thence with the easterly margin of North Seventh Street, north 24° 47' west 142.46 feet to an iron pin in the southerly margin of a 20 foot alley; thence with the southerly margin of said alley, north 65° 06' east 90 feet to an iron pin, being the common rear corner of lots Nos. 2 and 3; thence with the line between said lots, south 24° 47' east 161.00 feet to the beginning.
>
> Being the same property conveyed to Corporate Concepts Country Dairy, Inc., by deed from the Nashville Housing Authority, of record in Book 4403, page 317, Register's Office for said County.

Subject however to the following:

The lien of a certain Trustee's Deed of record in Book 4452, page 0065, Register's Office for Davidson County, Tennessee, securing an indebtedness in the original principal sum of FORTY THOUSAND AND NO/100 ($40,000.00) DOLLARS, evidenced by a promissory note dated October 8, 1970, plus interest.

Easement for overhead power lines along the rear line of the lots and an easement for overhead service line across the northeast corner of the property as shown on survey by Barge, Waggoner and Sumner, Engineers, March 31, 1967, and revised July 17, 1969.

Restrictive covenants of record in Book 3368, page 23, and restrictive covenants and agreements of record in Book 4403, page 317, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described property together with all the hereditaments and appurtenances thereunto pertaining unto the said SOUTHEASTERN CAFETERIAS, INC., its successors and assigns, in fee simple. CORPORATE CONCEPTS COUNTRY DAIRY, INC. hereby covenants to and with the said SOUTHEASTERN CAFETERIAS, INC., its successors and assigns that CORPORATE CONCEPTS COUNTRY DAIRY, INC., is lawfully seized and possessed of the above described property, that CORPORATE CONCEPTS COUNTRY DAIRY, INC. has a good and legal title to sell and convey the same, that the same is unencumbered except as herein set forth, and that CORPORATE CONCEPTS COUNTRY DAIRY, INC. will warrant and forever defend the title to the same against claims of all persons whomsoever.

The consideration of this conveyance is the assumption by SOUTHEASTERN CAFETERIAS, INC., of the mortgage owed by CORPORATE CONCEPTS COUNTRY DAIRY, INC., on the above described property as herein set forth, which indebtedness said SOUTHEASTERN CAFETERIAS, INC. by acceptance of this conveyance hereby assumes and agrees to pay and discharge.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ none

Subscribed and sworn to before me this 22nd day of March 1971

Deputy Register

That this transfer is to the parent corporation from its wholly-owned subsidiary

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Executed as of the 21st day of December, 1970, at Nashville, Tennessee

CORPORATE CONCEPTS COUNTRY DAIRY, INC.

BY: Frank A Woods
FRANK A. WOODS, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara J. Ensor, a Notary Public in and for said County and State, the within named Frank A. Woods, President of Corporate Concepts Country Dairy, Inc., the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within document for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 1970.

Barbara J. Ensor
NOTARY PUBLIC

BARBARA J. ENSOR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

10-30-73

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IDENTIF. REFERENCE

MAR 22 9 40 AM '71
FILED
DAVIDSON COUNTY, TENN.