"This Instrument Prepared by ROBERT P. THOMAS, ATTORNEY, 700 American Trust Building, Nashville, Tennessee"

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tastemaker Systems, Inc. (NAME:)	Same (NAME:)	Map 103-1-11
P. O. Box 15242 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	8DA 35525

For and in Consideration of the sum of SEVENTY-SIX THOUSAND, FIVE HUNDRED AND NO/100 ------($76,500.00) ---------- *DOLLARS*

cash in hand paid as the total consideration for this transfer, the receipt and sufficiency of which is hereby acknowledged, CARL P. GARDNER and F. GARY LOGAN, as Tenants in Common,

have bargained and sold, and by these presents do transfer and convey unto the said TASTEMAKER SYSTEMS, INC.

its successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee, being Lot "A" on the Plan of the Re-Subdivision of Lots Nos. 1 to 4 of Westboro Subdivision, as of record in Book 3106, page 152, Register's Office for said County.

SAID Lot "A" fronts 152.5 feet on the northwesterly side of Charlotte Pike and extends back 225 feet on the northeasterly line and 227.8 feet on the southwesterly line to a line in the rear measuring 188.25 feet thereon.

BEING the same property conveyed to Carl P. Gardner and F. Gary Logan, by deed from Lyle H. Lanier and Alfred C. Lanier, Jr., of record in Book 4210, page 860, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $90,000.00

Subscribed and sworn to before me, this the 1st day of June, 1973

My commission expires: Sept. 12, 1973 (Affix Seal)

Affiant

Notary Public

This conveyance is made subject to

1. Real estate taxes for the year 1973, which are to be prorated between the parties as of the date of this Deed.
2. Such statement of facts as an accurate survey would disclose.
3. Zoning regulations of Davidson County and Metropolitan Nashville.
4. A 40' minimum building setback line from Charlotte Pike as shown in the Plan of record in Book 3106, Page 152, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government by instrument executed by Alfred C. Lanier, Jr., et al, of record in Book 3991, page 868, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6308 Charlotte Pike, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors ~~heirs~~ *and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* Grantors are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as mentioned above.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hand*s *this* 1st *day of* June, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl P. Gardner
CARL P. GARDNER

F. Gary Logan
F. GARY LOGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert Paige Thimes, a Notary Public in and for said County and State, the within named Carl P. Gardner and F. Gary Logan

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 1st day of June, 1973.

Robert Paige Thimes, Notary Public.

Commission Expires 10-28-74

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

C09206

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IDENTIF. REFERENCE

JUN 1 2 19 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CARL P. GARDNER and
F. GARY LOGAN

TO

TASTEMAKER SYSTEMS, INC.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

JUN-1P	CONV	90,000.00				
JUN-1PS'TAX			A*	234.00		
JUN-1PPR'FEE			A*	.50		
JUN-1P	W'DEED		A*	8.00	*	242.50