BOOK 4753 PAGE 210

This instrument prepared by:
Bass, Berry & Sims
1000 American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Donuts, Inc.	SAME	
(NAME:)	(NAME:)	75-13
Lebanon Road		24 pt
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixty Thousand ($60,000.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Bernard Geringer and wife, Ethel M. Geringer

have bargained and sold, and by these presents do transfer and convey unto the said Nashville Donuts, Inc., a Tennessee corporation their successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the Fourth Civil District of Davidson County, Tennessee, being a Lot marked "Reserved Parcel" on the Revised Resubdivision of Hermitage Hills Commercial Area No. 4, of record in Book 4715, page 5, Register's Office of Davidson County, Tennessee and described as follows:

BEGINNING in the northwesterly right-of-way of Lebanon Road (U. S. Highway 70) at a point 150 feet southwest of the southeasterly corner of Hermitage Hills Commercial Area No. 2; thence along said right-of-way South 18° 12' West 151.08 feet to a concrete monument; thence with the northerly side of Hermitage Hills Commercial Area No. 3 North 71° 48' West 200 feet to an iron pin; thence with the Hermitage Church of Christ easterly line North 18° 12' East 151.08 feet to a point which is the southwest corner of Lot 3-B; thence South 71° 48' East 200 feet to the point of beginning

BEING the same property conveyed to Bernard Geringer and wife, Ethel M. Geringer, by quitclaim deed from Miller G. Kimbrough, Trustee for H. H. Richardson, A. H. Johnson, and Southern Trust Co. of Nashville, of record in Book 4749, page 295, said Register's Office.

This conveyance is expressly subject to:
1. 1973 real property taxes which have been prorated and assumed by the Grantee.
2. The setback line and easements set forth on the recorded plan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of October 1973

Notary Public

My commission expires: 11-20-1976
(Affix Seal)

TRADER-DUDLEY REALTY CO.

C 26808

IDENTIF. REFERENCE

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OCT 5 3 54 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OCT-5	CONV	60,000.00				
OCT-5	STAX		A*	156.00		
OCT-5	PREEE		A*	.50		
OCT-5	WOEEB		A*	6.00	*	162.50

This is unimproved (X) improved ( ) property, known as ..... Lebanon Road, 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 Nashville Donuts, Inc., its successors ~~heirs~~ *and assigns, forever.*

And Grantors *do covenant with the said* Nashville Donuts, Inc. *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for the encumbrances noted above.

And Grantors *do further covenant and bind* themselves, their successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Nashville Donuts, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 5th *day of* October, *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.*

Bernard Geringer
Bernard Geringer

Ethel M. Geringer
Ethel M. Geringer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Bernard Geringer and wife, Ethel M. Geringer

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 Hendersonville, Tennessee, this 5th day of October, 1973.

Notary Public

Commission Expires 11-20-1976

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 _____.