NEW OWNER: Johnny Reb Corporation
627 19th Avenue, North
Nashville, Tenn. 37202

Tax bills

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4767 PAGE 798

92-7
391 pw

WHEREAS, PHILLIPS & BUTTORFF CORPORATION, a Tennessee corporation, did execute and deliver to JOHNNY REB CORPORATION an installment deed conveying a certain tract or parcel of land located in Davidson County, Tennessee and known as 706 Nineteenth Avenue, North, Nashville, Tennessee, for the stated consideration of ONE HUNDRED FORTY THOUSAND ($140,000.00) DOLLARS; and

WHEREAS, said deed provided for said sum to be paid in four (4) consecutive monthly installments beginning December 1, 1969, the first three said installments being in the amount of $30,000 and the fourth installment in the amount of $50,000, without interest until maturity; and

WHEREAS, the full consideration as cited in the aforesaid deed was paid in four consecutive months as provided for in said installment deed, and the lien provided for in said installment deed dated December 1, 1969 is no longer required as the full consideration has been paid and, therefore, it is intended that said lien retained in said unrecorded installment deed be released by the execution and delivery of this Warranty Deed; and

WHEREAS, the Grantee, JOHNNY REB CORPORATION, has lost or misplaced said installment deed dated December 1, 1969 and after diligent search has not been able to locate same, and said deed has not been recorded in the Register's Office of Davidson County, Tennessee;

WHEREAS, the parties, both the Grantor and the Grantee, have treated this conveyance as having been made as of December 1, 1969, and the Grantor has considered the property as having been conveyed as of that date and in order to evidence the transfer of said property and to provide the Grantee with a muniment of title for recording, the Grantor has agreed to prepare this deed, execute

and deliver same to the Grantee, now, therefore,

FOR AND IN CONSIDERATION OF the premises and the sum of ONE HUNDRED AND FORTY THOUSAND ($140,000.00) DOLLARS paid in cash by JOHNNY REB CORPORATION, a Tennessee corporation, to PHILLIPS & BUTTORFF CORPORATION, the receipt of which is hereby acknowledged, the said PHILLIPS & BUTTORFF CORPORATION, a Tennessee corporation (successor by merger to INDUSTRIAL REALTY COMPANY, INC. by Certificate of Ownership and Merger dated July 1, 1966 of record in Corporation Record Book P-51, pages 2108-2111, Office of the Secretary of State of Tennessee), has bargained and sold and does hereby transfer and convey unto the said JOHNNY REB CORPORATION, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being parts of lots Nos. 1, 2, 3, 4, and 5 on the Plan of Bostick's Subdivision of lot No. 140 of the McNairy Mansion House Tract, as of record in Book 21, page 99, Register's Office for said County, part of lot No. 17 on the Plan of Harding Lytle Tract, as of record in book 21, page 102, said Register's Office, and the southerly part of lot No. 2 on the Plan of Fulcher's Subdivision of the said lot No. 17 of the Harding Lytle Tract, as of record in Plan Book 1, page 95, Chancery Court at Nashville, described as follows:

Beginning at the northeast corner of 19th Avenue North, formerly Walnut Street, and what was formerly a 20 foot alley (now in Nashville-Chattanooga & St. Louis Railway), said point being the southwest corner of the lot conveyed to J. B. Ransom & Company by the widow and heirs of Martin Murphy, deceased, by deed recorded in Book 148, page 8, of the Register's Office for said County, running thence northwardly, with the easterly margin of said Avenue, 181 feet to the northwest corner of a lot conveyed by Mary Wright to J. B. Ransom & Company, by deed recorded in Book 353, page 284, of said Register's Office; thence eastwardly, with the north line of said Wright lot, it being the south line of Nashville Terminal Company's property, 112 feet to a point; thence northwardly, with the old line between the Harding and the McNairy property, (it being the east line of said Nashville Terminal Company's property) 41 feet to a point in the south margin of said Nashville Terminal Company Railroad right-of-way; thence eastwardly, with the south line of said right-of-way, 8.5 feet to a point; thence southwardly 158 feet to the point where the east line of the said Murphy lot crosses the south line of lot No. 2 in Bostick's Subdivision of lot No. 140 in McNairy's Mansion House Tract; thence southwardly, with the east line of said Murphy lot, 50 feet to the line of the former 20 foot alley, now the Nashville-Chattanooga & St. Louis Railroad; thence with the south line of the said Murphy lot and the Railway, westwardly 153 feet to the beginning.

Being part of the property conveyed to Industrial Realty Co., Inc. by deed from First National Company, of record in Book 3499, page 502, Register's Office for said County.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $140,000.00

Subscribed and sworn to before me this the 20 day of November, 1973.

Affiant

Notary Public

MY COMMISSION EXPIRES: 10/21/74

10/21/74

This is improved property, known as 706 Nineteenth Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHNNY REB CORPORATION, Grantee, its successors and assigns, forever, Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

Grantor further covenants and binds itself, its successors, representatives and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

The parties hereto have caused this instrument to be executed by their duly authorized officers on this the 20th day of November, 1973.

PHILLIPS & BUTTORFF CORPORATION

By

ATTEST:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Gary H Howse, a

Notary Public in and for said County and State, NEAL L. JENNINGS. and _____, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be PRESIDENT and _____, respectively, of PHILLIPS & BUTTORFF CORPORATION, the within named bargainor, and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as PRESIDENT and _____.

WITNESS my hand and seal at office in Nashville, Tennessee this the 20 day of NOVEMBER, 1973.

Gary H. Hooper
NOTARY PUBLIC

My Commission Expires:
10/21/74

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IDENTIF. REFERENCE

NOV 27 2 05 PM '73
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV27'73	CONV	90,000.00			
NOV27'73	CONV	50,000.00			
NOV27'73	S'TAX		A*	364.00	
NOV27'73	PR'FEE		A*	.50	
NOV27'73	W'DEED		A*	8.00	* 372.50