WARRANTY DEED

BOOK 4795 PAGE 215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Hopper	(Same)	80A-7444
(NAME) Suite 318 Coleman Building 3716 Hillsboro Road	(NAME)	81-53
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS)	80A-7453
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FORTY-THREE THOUSAND DOLLARS ($43,000.00) ****** *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged,

MAR 12 CONV 43,000.00
MAR 12 S TAX A* 111.80
MAR 12 PR FEE A* .50
MAR 12 WDEED A* 6.00 * 118.30

We, KFC National Management Company, a Delaware corporation,

have bargained and sold, and by these presents do transfer and convey unto the said Marvin Hopper, the Grantee herein,

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

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 4 on the plan of the E. B. Smith property, as of record in Book 4350, page 22, Register's Office for said County, as amended by instrument of record in Book 4377, page 421, Register's Office for said County.
Said Lot No. 4 fronts 100 feet on the northerly side of Clarksville Highway, and extends back 113 feet on the westerly line and 113 feet on the easterly line to a dead line, measuring 100 feet thereon.

Being part of the property conveyed to Commenco Corporation, by deed from Charles Carter Baker, Jr., Substitute Trustee, of record in Book 4611, page 989, Register's Office for Davidson County, Tennessee. The said Commenco Corporation was subsequently merged into KFC National Management Company.

Excluded from the above described tract is the following parcel of land:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the plan of E. B. Smith property, as of record in Book 4350, page 22, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 4377, page 421, Register's Office for said County.
Beginning at a point where the property line between KFC National Management Company, a Delaware corporation, and E. B. Smith, Jr., intersects the present north margin of U. S. Highway 41W; thence, north 53° 11' 02" west 100 feet along said margin of said U. S. Highway 41W to a point; thence, north 36° 50' east 31.5 feet along the property

(continued on reverse side of this page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me, this the 11th day of March 1974

R. H. Daniel, Project Affiant

My commission expires: 4/25/76 (Affix Seal)

Mary Ensel Notary Public AT LARGE

MARY ENSEL NOTARY PUBLIC STATE OF TENN. AT LARGE

line between KFC National Management Company, a Delaware corporation, and Metropolitan Government of Nashville and Davidson County, Tennessee Park Board, to a point on a curve, which curve has a 650-foot radius; thence, southeastwardly 58.4 feet around said curve on a new relocated north margin of U. S. Highway 41W to a point at the end of said curve; thence, south 53° 11' 02" east 49 feet along the new relocated north margin of U. S. Highway 41W to a point; thence, south 36° 50' west 7 feet along the property line between KFC National Management Company, a Delaware corporation, and E. B. Smith, Jr., to the point of beginning.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from KFC National Management Company, a Delaware corporation, of record in Book 4767, page 487, Register's Office of said County.

TRACT NO. 2: Land in Davidson County, Tennessee, being part of Lot No. 3 on plan of the Re-subdivision of E. B. Smith property, of record in Book 4060, page 66, Register's Office for Davidson County, Tennessee, and described as follows:
Beginning at the northeast corner of Lot No. 3 of the recorded plan last recited, said point being the common corner of Metropolitan Government, E. B. Smith, Jr., and Commenco Corporation; thence, south 36° 50' west 81.5 feet along the east line of said Lot No. 3 to a point on a curve that has a 650-foot radius on the easterly margin of 28th Avenue, North, Extended; thence, northwardly 43.7 feet around said curve to a point; thence, north 36° 48' 50" east 41 feet along the easterly margin of 28th Avenue, North, Extended, to a point; thence, south 53° 10' east 14 feet along the property line between Metropolitan Government and E. B. Smith, Jr., to the point of beginning.

* Ten-foot public utility easement, sewer easement, 20-foot minimum building setback line, 5-feet reserved for street widening, and conditions of owner's certificate, as shown on plan of record in Book 4350, page 22, and amended in book 4377, page 487, Register's Office for said County; A temporary slope and construction easement, extending 5 feet from and parallel to the new relocated north margin of U. S. Highway 41W, granted Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from K.F.C. National Management Company, a Delaware Corporation of record in book 4767, page 487, said Register's Office; easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by E. B. Smith, Jr., by instrument of record in book 4007, page 268, said Register's Office; 10-foot easement for public utilities, and conditions of owner's certificate, as shown on plan of record in book 4060, page 66, said Register's Office; and vehicular access from U. S. (con't. at # below)

~~Unimproved~~ (XX)
This is improved (X) property, known as 2720 Clarksville Highway, 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 *his heirs and assigns, forever.*

And ..... *do covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* Subject to easements as shown above at *; and ~~Subject to easements and restrictions of record and~~ real estate taxes for 1974 and subsequent years.

#Highway 41-A and 28th Avenue North provided as shown on construction plans in the department of public works of the Metropolitan Government of Nashville & Davidson County, Tennessee.

And KFC National Management Company does itself *~~do~~ further covenant and bind* its successors and assigns ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Grantee his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 23rd *day of* January, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

KFC NATIONAL MANAGEMENT COMPANY

By: W. R. Haberman Vice President

Attest: Julia M. Fries Assistant Secretary

This instrument prepared by:
Robert S. Frey, Attorney at Law
Louisville, Kentucky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

KENTUCKY
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
JEFFERSON

Before me, Rosalyn Carol Ormerod, *a Notary Public of the State and County aforesaid, personally appeared* Norman Habermann and Julia M. Farese, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* Vice President and Assistant Secretary *of the* KFC National Management Company, *the within named bargainor, a corporation, and that* they *as such* Vice President & Assistant Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* Vice President & Assistant Secretary of KFC National Management Company.

Witness my hand and seal, at office in Louisville, Kentucky

this 23rd *day of* January, *19* 74

Rosalyn Carol Ormerod
Notary Public

Notary Public, State at Large, Ky.
Commission Expires My commission expires July 27, 1974

ROSALYN CARL ORMEROD NOTARY PUBLIC STATE AT LARGE KY.

C451 144
IDENTIF. REFERENCE
MAR 12 8 11 AM 74
ELIZ. ADAMS REGISTER
DAVIDSON COUNTY TENN.