BOOK 4798 PAGE 142

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dean's Kitchen Center, Inc.	same	
(NAME)	(NAME)	104-1
1521 Demonbreun Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	163
Nashville, Tn. 37203		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash paid by Dean's Kitchen Center, Inc. and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Marion F. Thomas, Sr. and wife, Grace H. Thomas,

have bargained and sold, and by these presents do transfer and convey unto the said Dean's Kitchen Center, Inc.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 in Margaret R. Shields Subdivision of Lots Nos. 5 and 6 of the O. B. Hayes Plan of Lots, as of record in Book 57, page 33, Register's Office for said County.

Said Lot No. 12 fronts 43-1/2 feet on the westerly side of Belmont, now 16th Avenue South, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Marion F. Thomas, Sr. by deed from Rudolph Mosley and Travene Mosley Caudle, of record in Book 4272, page 914, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of March, 19 74.

X Marion F. Thomas Sr.
Marion F. Thomas, Sr.

X Grace H. Thomas
Grace H. Thomas

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Marion F. Thomas, Sr. and wife, Grace H. Thomas,

the bargainor S, 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, this 20th day of March, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

STATE OF TENNESSEE
COUNTY OF

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

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 42,600.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Marion F. Thomas Jr.

Sworn to and subscribed before me
this 20th day of March, 19 74

My commission expires 10/26/74 Notary Public Barbara Ferguson

This instrument was prepared by:

Name	Address

MAR21 CONV 42,600.00
MAR21 S TAX A* 110.76
MAR21 PREEE A* .50
MAR21 WDEED A* 4.00 * 115.26

WARRANTY DEED

FROM Marion F. Thomas, Sr., et ux

TO Dean's Kitchen Center, Inc.

C 46512

IDENTIF. REFERENCE

MAR 21 10 40 AM '74

FELIX E. HILLSMAN REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2280

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

FORM 1002 HESSEY REV. 4/1/73