Address New Owner(s) as follows: William L. Lester et ux
215 Lynwood Terrace, Nashville, Tn.

Send Tax Bills To: SAME

Map-Parcel Numbers 50

BOOK 4870 PAGE 60

For Register's Use

C79103

IDENTIF. REFERENCE

Nov 21 2 36 PM '74

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever is greater, for this transfer is

$ 100,000

J. Allen Brown
Affiant

Subscribed and Sworn to Before Me this the 20th day of November 1974

Notary Public

My Commission Expires: 11-12-74

(affix seal)

Map 120-0 Parcel 111

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN ($10.00) Dollars and other valuable considerations cash in hand paid unto me by William L. Lester and wife, Pattie F. Lester, (Grantees herein), receipt whereof is hereby acknowledged, I, Ervin M. Entrekin, Trustee, with full power to bargain, sell, transfer, convey, lease, assign or mortgage (Grantor herein) have bargained and sold, and by these presents do transfer and convey unto the said William L. Lester and wife, Pattie F. Lester, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of a resubdivision of Lot 2 of the Oaks, of record in Plat Book 4660, page 133, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the northeast margin of Murfreesboro Road the common front corner of Lots 6 and 7; thence with the margin of said road N 48° 49' W 300 feet to a concrete monument; thence N 41° 11' E 45 feet to a concrete monument; thence N 48° 49' W 46.08 feet to a concrete monument in the south margin of a viaduct; thence N 86° 13' E 53.53 feet along said viaduct to a concrete monument at the beginning of a slight curve to the right; thence around said curve along said viaduct having a radius of 5699.58 feet, a distance of 168.31 feet to a concrete monument at the common corner of Lots 2 and 6; thence with the line between said lots, S 48° 49' E 187.38 feet to an iron pin, the common rear corner of Lots 6 and 7; thence with the line between said lots southwesterly 200 feet to the point of beginning.

Being property conveyed to Ervin M. Entrekin, Trustee, with full power, by deed from American Equity Developers, Inc., as of record in Book 4805, page 464, said Register's Office.

This is unimproved ( ) improved ( ) property, known as Murfreesboro Road, Nashville, Tenn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William L. Lester and wife, Pattie F. Lester, their heirs and assigns, forever.

And I do covenant with the said William L. Lester and wife, Pattie F. Lester, that I am 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 recorded Plan shows an Owner's Certificate, a 15-foot set-back line from Murfreesboro Road, 30-foot set-back line from Vultee Boulevard, and a 10 foot easement for public utilities along the northeast and southeast lines of said lot, and a 10-foot public easement running east and west across the northwest portion of said lot; it is further agreed that:

Grantees agree to construct a "Bonanza Steak House" upon said property within one year from the date of this deed, and further, the said property for the first two years from the

date hereof shall be operated as a "Bonanza Steak House", with all the attendant insignia and trademarks, as the same is now constructed and operated elsewhere in Nashville, Tennessee; and further, that the said property is not to be used for the sale of or the furnishing free of charge of liquor, beer, wine, or other alcoholic beverages during the period of the existence of that certain Lease dated March 20, 1973, between American Equity Developers, Inc., (Lessor) and Kermit Restaurants, Inc., (Lessee), covering the Smugglers Inn Restaurant, located at the easterly corner of the intersection of Kermit Drive and Murfreesboro Road, Nashville, Tennessee [Lot No. 5 of the Resub. of Lots 3, 4, and 5 of The Oaks, as of record in Book 4660, page 58, R.O.D.C.], but in no event for a period longer than sixty years from November 1, 1974; and

Further, that Grantor does covenant that the remaining lots in The Oaks development now owned by Grantor, and benefically by The Oaks Limited, a Tennessee Limited Partnership, and by American Equity Developers, Inc., shall not be used or operated by any business which advertises itself as a "Steak House", "Steak Pit", "Steak Restaurant", or similar combination of names nor may the owner of such other property operate a restaurant thereon which might have a moderate priced menu mainly featuring steaks thereon, this restriction to be effective until 20 years from the date hereof.

All restrictions herein shall bind and inure to the benefit of the respective parties, their successors and assigns, and shall be covenants running with the land; and as such, shall be specifically enforceable in a court of law or equity."

And I, Ervin M. Entrekin, Trustee, do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said William L. Lester and wife, Pattie F. Lester, and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this First day of November, 1974

Ervin M. Entrekin, trustee

Ervin M. Entrekin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ervin M. Entrekin, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and offical seal at Nashville, Tennessee, this First day of November, 1974.

A. Harrison Johnson, Jr.

Notary Public

A. HARRISON JOHNSON, JR. NOTARY PUBLIC LAW STATE OF TENNESSEE

Commission expires: Feb. 12, 1975.

[illegible]	[illegible]	[illegible]			
[illegible]	[illegible]	[illegible]			
NOV21⁷⁴	CONV	10,000.00			
NOV21⁷⁴	CONV	10,000.00			
NOV21⁷⁴ S'TAX					
NOV21⁷⁴ PR'FEE			A*	260.00	
NOV21⁷⁴	W'DEED		A*	.50	
			A*	4.00	* 264.50

THIS INSTRUMENT PREPARED BY AND MAIL TO
A. HARRISON JOHNSON, JR., ATTY.
TWENTY SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238