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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Ervin M. Entrekin, Trustee

TO

Charlie Rich and wife Margaret Ann Rich

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie Rich, et ux (NAME)	SAME (NAME)	120-
8229 Rock Creek Parkway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 126
Cordova, Tennessee 38108 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

C99670

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

FILED MAY 23 3 57 PM '75
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$84,000.00 A. Harrison Johnson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 75

Patty O'Neil
Notary Public

MY COMMISSION EXPIRES: 1-19-78

(AFFIX SEAL)

PATTY O'NEIL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)----------DOLLARS
and other valuable considerations cash in hand paid unto me by Charlie Rich, (Grantee herein), receipt whereof is hereby acknowledged,
and wife Margaret Ann Rich

MAY23[in]	CONV	84,000.00			
MAY23[in] S'TAX			A*	218.40	
MAY23[in] PR'FEE			A*	.50	
MAY23[in] W'DEED			A*	6.00	* 224.90

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

Charlie Rich and wife Margaret Ann Rich

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

A parcel of land in the Second Civil District of Davidson County, Tennessee, being Lot No. 9 of The Oaks, of record in Plat Book 4885, page 24, Register's Office for said County.

Said Lot No. 9 fronts 140.9 feet on the northeast margin of Murfreesboro Pike and extends back between parallel lines 200.00 feet to a line on the rear. Containing 0.65 acres more or less.

Being part of the same property conveyed to Ervin M. Entrekin, Trustee with full power, by deed from American Equity Developers, Inc. of record in Book 4805, page 464, Register's Office for Davidson County, Tennessee.

Said parcel is subject to the following restrictions:

That Grantee shall not use or operate any business upon the said property which advertises itself as a "Steak House", "Steak Pit", "Steak Restaurant", or similar combination of names, nor may Grantee operate a restaurant thereon which might have a moderate priced menu mainly featuring steaks thereon, this restriction to be effective until October 31, 1994.

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.

Grantee agrees that in the event that it should operate a restaurant upon the premises or sell food therefrom, that the food to be sold therefrom will be primarily hamburgers and condiments such as french fried potatoes, slaw, pies, chili and the like in connection therewith and not otherwise, and Grantee further agrees that it will not sell or dispense alcoholic beverages or beer on such premises. This restriction shall be effective for sixty (60) years after the date of this deed or upon the legal and valid termination of that certain lease dated March 20, 1973 between American Equity Developers, Inc. and Kermit Restaurants, Inc. affecting certain premises located at the easterly corner of Kermit Drive and Murfreesboro Road, Nashville, Tennessee, whichever date is earlier.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie Rich and wife Margaret Ann Rich, their _____ heirs and assigns, forever.

And I do covenant with the said Charlie Rich and wife Margaret Ann Rich _____ 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 matters shown on plat of record and restrictions of record.

And I, Ervin M. Entrekin, Trustee do further covenant and bind myself, my successors and assigns ~~xx and x representatives~~ to warrant and forever defend the title to the said land to the said Charlie Rich and wife Margaret Ann Rich, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of May, 19 75, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ervin M. Entrekin, trustee
ERVIN M. ENTREKIN, TRUSTEE

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

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 official seal at Nashville, Tennessee, this 22nd day of May, 19 75

Patty J. Welch, Notary Public

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires January 29 1978

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 .