This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

SULTAN'S HOUSE OF KEBOB FOODS, INC.

TO

YILMAZ ERYASA

For draftsman's use

THIS INSTRUMENT PREPARED BY:
STEPHEN L. EDWARDS, ATTORNEY
806 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

BOOK 5021 PAGE 499

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YILMAZ ERYASA (NAME)	Fidelity Federal Savings &Loan (NAME)	106-6
602 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	319
Nashville, Tenn. 37213 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	26W-4635

(FOR REGISTER'S USE)

D4749 1

IDENTIF. REFERENCE

MAY 4 11 13 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$145,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 1976.

_____ Notary Public

MY COMMISSION EXPIRES: 3-3-79

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

For and in Consideration of the sum of - TEN AND NO/100ths ---------- ($10.00) ---------- DOLLARS

cash in hand paid by YILMAZ ERYASA, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by SULTAN'S HOUSE OF KEBOB FOODS, INC., a Tennessee Corporation, and in further consideration of the assumption of, and agreement by the grantee herein to pay the principal balance now due, plus future interest, on a certain promissory note dated July 29, 1966, in the original principal sum of $88,850.00, payable to Fidelity Federal Savings & Loan Association of Nashville, in monthly installments including interest at 7% per annum and a 1% service fee, the approximate unpaid balance of which, after the March, 1976, payment, is $52,774.38, said note being secured by a deed of trust executed by The International House of Pancakes of Tennessee, Inc., to Vaden Lackey, Jr., Trustee, of record in Book 4043, page 844, Register's Office for Davidson County, Tennessee, SULTAN'S HOUSE OF KEBOB FOODS, INC., a Tennessee corporation

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said YILMAZ ERYASA, a single person his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 on the Plan of Bransford Realty Company's Richland Annex, as of record in Book 332, page 153, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the northerly side of West End Avenue and extends back between parallel lines 180 feet, more or less, to an alley.

Form No. WD3a

In addition to said Lot No. 5, there is also conveyed hereby a 10-foot strip along the northeasterly side of Lot No. 6, which lot abuts along the southeasterly side of the subject property, said 10-foot strip to be in the form of a permanent perpetual easement that runs with the land for the purpose of ingress and egress to the subject property, and for the purpose of parking vehicles by persons using the subject property.

However, this conveyance is made subject to a 10-foot easement along the southwesterly side of said Lot No. 5 for the purpose of creating an easement for ingress and egress, making a total width of 20 feet for the full depth of both Lot No. 5 and Lot No. 6 from West End Avenue to the alley.

Being the same property conveyed to Sultan's House of Kebob Foods, Inc., a Tennessee corporation, by deed from The International House of Pancakes of Tennessee, Inc., a Tennessee corporation, of record in Book 4376, page 754, said Register's Office.

This conveyance is made subject to exceptions to sewer easement of record in Book 2926, page 81, said Register's Office, granting The International House of Pancakes of Tennessee, Inc., permission to construct a building over sewer upon indemnification of relocation of sewer if damage should occur; and easement of record in Book 3879, page 960, said Register's Office.

The Grantees shall have immediate possession of the premises. Grantees will pay the 1976 real estate taxes. It is further agreed that all of the monies in grantor's escrow account at Fidelity Federal Savings & Loan Association of Nashville, is hereby sold, transferred and conveyed to the grantee.

This is unimproved ( ) improved ( ) property, known as 3408 West End Avenue, Nashville, Tennessee 37203
(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 YILMAZ ERYASA, his heirs and assigns, forever.

And the Grantor, Sultan's House of Kebob Foods, Inc., does ~~do~~ covenant with the said Yilmaz Eryasa 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., except as hereinabove set forth.

And the Grantor, Sultan's House of Kebob Foods, Inc., does ~~do~~ further covenant and bind itself, its successors, assigns ~~xx~~ heirs and representatives, to warrant and forever defend the title to the said land to the said YILMAZ ERYASA, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 28th day of April, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SULTAN'S HOUSE OF KEBOB FOODS, INC.

By: Yilmaz Eryasa, President

By: Brainerd G. Kidder, Secretary

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BOOK 5021 PAGE 501

STATE OF TENNESSEE
Davidson County.

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 .....

MAY-4 76 CONV 90,000.00
MAY-4 76 CONV 55,000.00
MAY-4 76 STATE TAX B* 377.00
MAY-4 76 RECFEE B* .50
MAY-4 76 W/DEED B* 6.00 * 383.50

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, STEPHEN L. EDWARDS, a Notary Public of the State and County aforesaid, personally appeared YILMAZ ERYASA and BRAINERD G. KIDDER, with whom I am personally acquainted, and who, upon oath, acknowledged them self to be president and secretary of the SULTAN'S HOUSE OF KEBOB FOODS, INC., the within named bargainor, a corporation, and that they he as such president and secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by them self as president and secretary

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of April, 19 76.

Stephen L. Edwards
Notary Public

STEPHEN L. EDWARDS ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

Commission expires 3-3-79