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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 19 76

Notary Public

MY COMMISSION EXPIRES: Dec 5, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ireland's Restaurant, Inc. (NAME)	Ireland's Restaurant, Inc. (NAME)	Map 92-16
P. O. Box 48 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 48 (STREET ADDRESS)	Par 73
Nashville, Tennessee 37202 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37202 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael P. Brodbine and wife, Anne Brodbine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ireland's Restaurant, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Williams' Subdivision of Lot 159 of the Boyd Home Tract, as of record in Book 161, page 42, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Broadway, formerly Broad Street, 78.6 feet easterly from the intersection of the northerly margin of said Broadway and the easterly margin of a 15-foot alley; thence with the northerly margin of Broadway, eastwardly 52.1 feet to the southwest corner of Lot No. 38 on said Plan; thence with the line between Lots Nos. 38 and 39, northwardly 230 feet, more or less to a point in the southerly margin of a 15-foot alley; thence with the southerly margin of said 15-foot alley, westwardly 50 feet to the northeast corner of Lot No. 40 on said Plan; thence with the line between said Lots Nos. 39 and 40, southwardly 238 feet, more or less, to the beginning.

Being the same property conveyed to Michael P. Brodbine, by deed from Thomas J. Anderson and wife, Carolyn J. Anderson, of record in Book 4698, page 376, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2012 Broadway (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 25th day of June, 19 76

Michael P Brodbine

Anne Brodbine

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael P. Brodbine and wife, Anne Brodbine

the bargainors, 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, Tennessee, this 25th day of June 19 76

Commission expires March 2, 1979

Jo Ann Smith
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

D 55576

IDENTIF. REFERENCE

JUN 25 4 12 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Michael P. Brodbine and wife,

Anne Brodbine

TO

Ireland's Restaurant, Inc.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 25 76	CONV	90,000.00			
JUN 25 76	CONV	30,000.00			
JUN 25 76	S'TAX		B*	312.00	
JUN 25 76	PR'FEE		B*	.50	
JUN 25 76	W'DEED		B*	4.00	* 316.50