Map Par 8-13-4

BOOK 5146 PAGE 136

THIS INSTRUMENT PREPARED BY: 5-6-77

DOUGLAS R. BERRY
907 TWO MILE PARKWAY
GOODLETTSVILLE, TN 37072

W A R R A N T Y D E E D

ADDRESS NEW OWNER:

Church's Fried Chicken, Inc.

P. O. Box BH001

San Antonio, Texas 78284

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 66500.00.

AFFIANT

Subscribed and sworn to before me, this the 10th day of May, 1977.

NOTARY PUBLIC

My Commission Expires: 4/21/80

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, EARL HAWKINS, JEFF D. REAGAN and wife, ELIZABETH REAGAN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHURCH'S FRIED CHICKEN, INC., a Texas Corporation, hereinafter called the Grantee, its successors 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 Lots 21 and 22, the northerly 5 feet of Lot 23 and the westerly part of Lot 20, on the Plan of the McGavock Estate Property, as of record in Plan Book 1, page 33, of the Chancery Court at Nashville; said tract of land being described as follows in a survey dated March 28, 1977 by Larry D. McClanahan and Associates:

Beginning at an iron pin in the westerly right of way of 8th Avenue North (US41A), at a point 130 feet north of the intersection of the westerly right of way of 8th Avenue North and the northerly right of way of Madison Street; thence south 51° 30' 00" west, 108.06 feet to an iron pin at the easterly margin of a ten foot alley; thence with the alley north 39° 40' 24.5" west, 154.96 feet to an iron pin; thence north 51° 30' 00" east 106.5 feet to an iron pin in the westerly right of way of 8th Avenue North; thence with the right of way south 40° 15' 00" east, 155.0 feet to the point of beginning.

Being the same property part of which was conveyed to Earl Hawkins and Jeff D. Reagan by deed from G. W. Holt and wife, Annie Holt, recorded at Book 4161, page 65, Register's Office for Davidson County, Tennessee; part of which was conveyed to Earl Hawkins and Jeff Reagan by deed from T. C. Jones and wife, Kathleen H. Jones, recorded at Book 4545, page 677, Register's Office for Davidson County, Tennessee; and part of which was conveyed to Earl Hawkins, unmarried and Jeff Reagan and wife, Elizabeth Reagan by deed from Willie Mae Aldred Nichol, recorded at Book 4323, page 673, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 1207-1215 8th Avenue North, Nashville, Tennessee.

To Have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee 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 Grantee, its successors 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 hands this 10th day of May, 1977.

FOR REGISTER'S REFERENCE
MAY 11 12 00 PM 1977
REGISTER
DAVIDSON CO. TENN.
E03180

Earl Hawkins
EARL HAWKINS

Jeff D. Reagan
JEFF D. REAGAN

Elizabeth Reagan
ELIZABETH REAGAN

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 Earl Hawkins, Jeff D. Reagan and Elizabeth Reagan, 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, this 10th day of May, 1977.

Mary Ensley
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/21/80.

MAY 11 77	CONV	36,500.00			
MAY 11 77 S'TAX			B*	172.90	
MAY 11 77 PR'FEE			B*	- .50	
MAY 11 77 W'DEED			B*	4.00	* 177.40