E04761

MAP 86
PAR. 10, 202

IDENTIF. REFERENCE

BOOK 5149 PAGE 541

MAY 20 10 32 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 3,160,000.00 .

Donald R Shamblin
Affiant

Subscribed and sworn to before me this 18th day of May, 1977.

Shirley L Johnson
Notary Public

My commission expires 10/29/77.

This instrument prepared by:
GULLETT, STEELE, SANFORD,
ROBINSON & MERRITT
230 Fourth Ave., No., Nashville, Tenn. 37219

Address new owners as follows:
Laurel and Wendy, Ltd.
Suite 110
1965 Park Place, N.W.
Atlanta, Georgia 30300

Send Tax Bills to: Map-Parcel Numbers
HOME FEDERAL SAVINGS &
LOAN ASSOCIATION
230 - 4th Avenue, North
Nashville, TN 37219

WARRANTY DEED

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, HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LAUREL AND WENDY, LTD., a Tennessee Limited Partnership, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by Hart-Freeland-Roberts, Inc., dated May 8, 1972, as follows:

Beginning at a point in the southwest corner of said Phase I project, said point being in the easterly margin of Lebanon Road and said point being 64.0 feet from the centerline of the northbound land of Hickory Hills Lane; thence North 46 deg. 15 min. East a distance of 480.0 feet to a point; thence South 43 deg. 45 min. East a distance of 217.0 feet to a point; thence North 46 deg. 15 min. East a distance of 110 feet to a point; thence South 43 deg. 45 min. East a distance of 480.96 feet to a point, said point being in the westerly margin of the L & N Railroad; thence South 38 deg. 33 min. West a distance of 588.78 feet to a point, said point being in the westerly margin of the L & N Railroad; thence North 44 deg. 14 min. West a distance of 776.90 feet to the point of beginning and containing 9.389 acres, more or less.

Being the same property conveyed to Home Federal Savings & Loan Association of Nashville by Trustee's deed from Charles Nelson, Jr., Trustee of record in Book 5142, page 623, said Register's Office.

TRACT II:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point being an iron pin set in the easterly margin of Lebanon Road (U.S. Highway 70-N), said point being a common corner with the property belonging to Torrie W. Dodson and S 46 deg. 45' W, 480 ± from a right-of-way monument located at road station 105 + 00 of the Tennessee State Highway plans of U. S. Highway 70-N and thence leaving said highway along a fence line with the Torrie W. Dodson line S 52 deg. 04' W, 295.85 feet to a point being the point of beginning for the hereinafter described property as follows: thence, S 52 deg. 04' E, 282.35 feet to a point; thence, S 46 deg. 15' W, 198.04 feet to a point; thence S 38 deg. W 33' 68 feet; thence S 51 deg. 27' 25 feet; thence S 38 deg. 33' West 176.42 feet; thence South 43 deg. 45' E, 336.93 feet to a point; thence North 46 deg. 15' East 198.04 feet to the point of beginning, containing 1.60 acres more or less.

EASEMENT:
Land lying in Davidson County, Tennessee, described as follows:

Beginning at a point being an iron pin set in the easterly margin of Lebanon Road (U. S. Highway 70-N), said point being S 46 deg. 45' W, 745.26 feet more or less from a right-of-way monument located at road station 105+00 of the Tennessee State Highway Plans of U. S. Highway 70-N, thence leaving said highway S 43 deg. 45' E, 136 feet to a point being the point of beginning for the herein described property; thence N. 46 deg. 15' E, 120.0 feet to a point; thence S 43 deg. 45' E, 159.03 feet to a point; thence, S 46 deg. 15' W, 10 feet to a point; thence, N 43 deg. 45' W, 144.03 feet to a point; thence S, 46 deg. 15' W, 110 feet to a point; thence, N. 43 deg. 45' W, 15 feet to the point of beginning.

Being the same property conveyed to Home Federal Savings & Loan Association of Nashville by Trustee's deed from Charles Nelson, Jr., Trustee of record in Book 5142, page 626, said Register's Office.

This conveyance is made subject to the following:

1. Metro taxes for 1977.

2. Right-of-way deed to State of Tennessee for highway purposes conveying a 1.20 3 acre tract as of record in Book 4807, page 872, said Register's Office.

3. Easement of record in Book 5111, page 838, said Register's Office.

This is improved property known as 3417 Lebanon Road
(House number) (Street)

---------- Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Postal Zip)

MAY20F CONV * ~~.00~~ 3,160,000.00
MAY20F S'TAX B* 8,216.00
MAY20F PR'FEE B* .50
MAY20F W'DEED B* 6.00 * 8,222.50

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 hands this 30th day of April, 1977.

HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

By: _____
Glenn L. Lawrence, President

By: _____
Shirley L. Johnson, Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Glenn L. Lawrence and Shirley L. Johnson, with whom I am personally acquainted and who, upon their oaths, acknowledged themselves to be the President and Secretary, respectively, of Home Federal Savings & Loan Association of Nashville, the within named barganior, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Glenn L. Lawrence, as such President and attesting the same by the said Shirley L. Johnson, as such Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 18th day of May, 1977.

NOTARY PUBLIC AT LARGE

_____
Notary Public

My Commission Expires: 2-7-79