BOOK 5260 PAGE 940

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Swensen's Mid-South, Inc.	same	Map 120
(NAME)	(NAME)	
2005 ELM HILL RD		P/O Parc 11 12 9 13 50
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37210		
(CITY) (STATE) (P. O. ZIP)	(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, Nashville Consolidated Warehouses, Inc. and Henry Hudson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Swensen's Mid-South, Inc., a Tennessee corporation

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:

For property description see Exhibit A attached hereto and incorporated herein by reference as fully as though copied herein verbatim.

unimproved (X)
This is improved ( ) property, known as 1214 MURFREESBORO Rd NASHVILLE TN 37217
(House Number) (Street) (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, successors, assigns 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 _____ hand this 9th day of March, 1978

Nashville Consolidated Warehouses, Inc.

By: Henry Hudson
Henry Hudson, President

Henry Hudson
Henry Hudson

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5260 PAGE 941

Personally appeared before me, Betty R. Powers, a Notary Public in and for said County and State, the within named Henry Hudson, 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 9 day of March, 1978

Commission Expires: 7-26-80

Betty R. Powers
Notary Public

BETTY R. POWERS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Betty R. Powers, a Notary Public within and for the State and County aforesaid, personally appeared Henry Hudson and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the President and _____ respectively of the Nashville Consolidated Warehouses, Inc. the within named bargainor, a corporation, and that (he, they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Henry Hudson as such President, and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this 9 day of March, 1978

My Commission Expires: 7-26-80

Betty R. Powers
Notary Public

BETTY R. POWERS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Nashville Consolidated Ware-

Houses, Inc. & Henry Hudson

TO
Swensen's Mid-South, Inc.

E54108

IDENTIF. REFERENCE

MAR 10 9 58 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 10 78	CONV	90,000.00			
MAR 10 78	CONV	50,000.00			
MAR 10 78	S'TAX		B*	364.00	
MAR 10 78	PR'FEE		B*	.50	
MAR 10 78	W'DEED		B*	6.00	* 370.50

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 140,000.00

SWENSEN'S MID-SOUTH INC. BY: John F. Beard, Jr. General Manager
Affiant

Subscribed and sworn to before me this 9 day of March, 1978

My Commission Expires: 7-26-80

Betty R. Powers
Notary Public

BETTY R. POWERS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

EXHIBIT A TO WARRANTY DEED FROM
NASHVILLE CONSOLIDATED WAREHOUSES, INC. AND HENRY HUDSON

D E S C R I P T I O N

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot Number Two and Reserved Parcel Number Two, Stardust Commercial Park, Section 1, of record in Book 5190, page 76, Register's Office for said County and being more particularly described according to a survey dated February 28, 1978, No. 5566-02, by Barge, Waggoner, Sumner and Cannon, Surveyors, as follows:

Beginning at a point in the north margin of Murfreesboro Pike, 270+ feet westerly from the centerline of Jupiter Drive; thence with Murfreesboro Pike, N 48° 49' W, 145.00 feet to a point; thence N 45° 41' E, 220.00 feet to a point; thence, S 48° 49' E 35.51 feet to a concrete monument; S 03° 48' W, with Stardust Acres Subdivision, 87.24 feet to a concrete monument; thence, S 48° 49' E, 51.06 feet to a point; thence, S 45° 41' W, 150.46 feet to the point of beginning. Containing 0.60 acres, more or less.

Being part of the same property conveyed to Henry Hudson by deed from Harding College, of record in Book 5260, page 927, Register's Office for Davidson County, Tennessee, and also part of the same property conveyed to Nashville Consolidated Warehouses, Inc. by deed from (a) Gert Otto Uthman and wife, Charline N. Uthman, of record in Book 5175, page 807, said Register's Office, (b) Evelene U. Southall of record in Book 5136, page 980, said Register's Office and (c) Ollie L. Smith, Trustee, of record in Book 5136, page 984, said Register's Office.

The above described property is conveyed subject to the following:

1. 1978 Metropolitan Government taxes - a lien, but not yet due and payable.

2. A Joint Access and Parking Easement established by instrument of record in Book 5260, page 933, Register's Office for Davidson County, Tennessee.

3. A Joint Access and Common Driveway Easement established by instrument of record in Book 5260, page 929, Register's Office for Davidson County, Tennessee.

4. Restrictions contained in owner's certificate, a 25' minimum building setback line from Murfreesboro Pike, an easement of varying width for public utilities and drainage containing a 15-inch sanitary sewer line and a 72-inch storm drain, a 10-foot screening and drainage easement, and such other easements and restrictions all as shown on the resubdivision of Lot No. 2 and reserve parcel No. 2 of Stardust Commercial Park Section One of record in Book 5190, page 76, said Register's Office.