BOOK 5300 PAGE 980

WARRANTY DEED

This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace's Inc. (NAME:)	Same (NAME:)	117-14-139
500 Church Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37219 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Six Hundred Sixty-five Thousand and No/100-------- ----------($665,000.00)---------- *DOLLARS* and other good and valuable consideration, the receipt of which is hereby acknowledged, including the exchange of certain real property on Seventh Avenue North, Nashville, Tennessee, at an agreed value of $530,000.00,

We, James V. Blevins and J. M. Grissim, Partners,

have bargained and sold, and by these presents do transfer and convey unto the said Grace's Inc., a Tennessee corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 1 on the Plan of the Resubdivision of a portion of Lot No. 9 of the Andrew Castleman Estates, of record in Minute Book J, page 30, County Court Clerk's Office, and of record in Book 5190, page 115, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly right-of-way of Hillsboro Road, said point being the common front corner of Lots 1 and 2 of said Subdivision; thence with the line between said lots, North 75° 45' West 120.47 feet to the face of a building; thence with the same as follows: North 53° 24' West 31.04 feet to a point; thence South 36° 36' West 12.76 feet to a point; thence leaving said building, North 75° 45' West 182.19 feet to a point; thence and partially along Bandywood Drive, North 14° 15' East 168.45 feet to a chiseled cross, said point being the southwesterly corner of the property owned by Green Hills Market, Inc.; thence with the southerly boundary of the Green Hills Market, Inc. property, South 87° 55' East 213.03 feet to a chiseled cross, thence continuing with same, South 69° 57' East 203.19 feet to a chisled cross in the westerly right-of-way of Hillsboro Road; thence with the margin of the same southwesterly 206.98 feet to the point of beginning.

Being the same property conveyed to James V. Blevins and J. M. Grissim, Partners by deed from Martin Theatres of Georgia, Inc., of record in Book 5300, page 974, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $665,000.00

Affiant

Subscribed and sworn to before me, this the 20 day of June, 19 78

My commission expires: Feb 4, 1980 (Affix Seal)

Notary Public

NOTARY PUBLIC
STATE OF ILLINOIS AT LARGE

JUN 20 78 CONV * ~~80~~ 665,000.00
JUN 20 78 S'TAX B* 1,729.00
JUN 20 78 PR'FEE B* .50
JUN 20 78 W'DEED B* 6.00 * 1,735.50

E 7218

IDENTIF. REFERENCE

JUN 20 12 31 PM '78

FELIX Z [illegible] REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as 4005 (House Number) Hillsboro (Street) Rd P. O. Address: Nash. Tenn (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grace's Inc.
its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Grace's Inc.
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,* except for 1978 taxes which are pro-rated and assumed by Grantees; and such easements, curb cuts and encroachments as are shown on the Plan of record in Book 5190, page 115, Register's Office for Davidson County, Tennessee.

And James V. Blevins and J. M. Grissim, Partners
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grace's Inc.
its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* June, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James V. Blevins
JAMES V. BLEVINS, Partner

J. M. Grissim
J. M. GRISSIM, Partner

[illegible]

[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5300 PAGE 982

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* James V. Blevins and J. M. Grissim, Partners,

*the bargainor*s*, 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* 20th *day of* June *, 19* 78.

Theresa Mitchell *Notary Public*

Commission Expires Feb. 4th, 1980

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; ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....