This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENNESSEE 37202

WARRANTY DEED

BOOK 5319 PAGE 725

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Old Hickory Valley Properties Partnership (NAME)	Same (NAME)	91-14
c/o John W. Nelley, Jr. (STREET ADDRESS OR ROUTE NUMBER)		Par. 211 and 212
26th Floor, First American Center Nashville, Tennessee 37238 (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ($10.00)----------

----------*DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged,

We, Paul W. Holden and wife, Madeline R. Holden,

have bargained and sold, and by these presents do transfer and convey unto the said Old Hickory Valley Properties Partnership, a Tennessee Partnership, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots 1, 3, and 4 on the Plan of W. A. Hinton Subdivision of Lot No. 15 of the C. C. Vernon Farm, as of record in Book 332, Page 113, Register's Office for Davidson County, Tennessee, as shown on the survey of James L. Murphy, Jr., of July 24, 1978.

Tract 1 fronts on the southerly margin of Charlotte Pike 100 feet and extends back between parallel lines 155 feet, the westerly line being the eastern margin of Orlando Avenue, to a line along the northern margin of an alley measuring 100 feet thereon.

Tract 2 fronts 100 feet on the eastern margin of Orlando Avenue and extends back between parallel lines 150 feet, the northerly line being the southern margin of an alley, to a line on the western margin of an alley measuring 100 feet thereon.

BEING the same property conveyed to Paul W. Holden by Deed from James E. Covington, Clerk and Master, of record in Book 2590, Page 119, and subsequently conveyed by Paul W. Holden to his wife, Madeline R. Holden, to create an estate by the entirety by Deed of record in Book 2591, Page 430, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Paul W. Holden and wife, Madeline R. Holden, by Deed from Mattie Simpkins of record in Book 1782, Page 529, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Paul W.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 165,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of July, 1978

Notary Public

My commission Expires AUGUST 13, 1978

(Affix Seal)

DAVIDSON COUNTY

Holden and wife, Madeline Rotier Holden, by Deed from Caruso Barnes and wife, of record in Book 3283, Page 117, Register's Office for Davidson County, Tennessee.

Madeline R. Holden is one and the same as Madeline Rotier Holden and Matilda Holden.

Grantors reserve the right to remove all trailers from the real property conveyed herein as well as the right to salvage any equipment, fixtures, and other material from the existing restaurant structure. Grantors covenant and agree to remove such property within thirty (30) days after the date of this conveyance.

unimproved ( )
This is improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (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 Old Hickory Valley Properties Partnership, a Tennessee Partnership, its successors ~~XXX~~ *heirs 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.,* except as hereinabove set out and for 1978 taxes to which this conveyance is made subject.

And we, Paul W. Holden and wife, Madeline R. Holden, *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 ~~XXX~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 18th *day of* July, 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.*

Paul W. Holden

Paul W. Holden

Madeline R. Holden

Madeline R. Holden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marcia D. Jarvis, a Notary Public in and for said County and State, the within named Paul W. Holden and wife, Madeline R. Holden,

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 28th day of July, 1978.

Marcia D. Jarvis, Notary Public.

Commission Expires Aug. 13, 1978

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.....

WARRANTY DEED

FROM

Paul W. Holden and wife,

Madeline R. Holden

TO

Old Hickory Valley Properties

Partnership, a Tennessee
Partnership

E 8 0 4 1 5

IDENTIF. REFERENCE

AUG 22 2 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-29 CONV
AUG-29 CONV
AUG-29 STAMP
AUG-29 FEE
AUG-29 WCED

90,000.00
75,000.00 } 165.00 ∞

B* 429.00
B* .50
B* 8.00 * 437.50

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208