BOOK 5371 PAGE 599

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 1978.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 1, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert H. Jennings, Jr., 21st Floor, L&C Tower, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall R. Goranson, et ux (NAME)	Charlie Nickens Restaurant (NAME)	82-13 (82-13)
201 Blue Grass Drive (STREET ADDRESS OR ROUTE NUMBER)	305 Jefferson Street (STREET ADDRESS)	Par 317
Hendersonville, TN 37075 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37208 (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, Third National Bank, Nashville, Tennessee, Trustee for the Estate of Janelle Nickens Warwick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall R. Goranson and wife, Pamela Nickens Goranson

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:

Tract No. 1 Being all of Lot No. 3 and the northerly five (5) feet of lot No. 2 in the subdivision of Lot No. 29 of Balch & Whiteside's Addition to Nashville, Tennessee, a plan of which subdivision is on record on page 324 of Minute Book "H" of the County Court of Davidson County, Tennessee, said parcel of land being more particularly described as BEGINNING at the intersection of the westerly line of College Street with the southerly line of Jefferson Street; and running thence southerly with the westerly line of College Street fifty (50) feet; thence at right angles to College Street, westerly one hundred and eighty-one (181) feet to the easterly line of Lot No. 4 in said subdivision; thence at right angles northerly with the said easterly line of said Lot No. 4 to Jefferson Street, and thence easterly with the southerly line of Jefferson Street to the beginning corner;

Being the same property conveyed to Janelle Nickens by the Will of Charles A. Nickens, Sr., as of record in Will Book 77, page 93, County Court Clerk's Office, Davidson County, Tennessee.

Tract No. 2 Land in Davidson County, Tennessee, being the southerly 45 feet of No. 2 on the Plan of the Subdivision of Lot No. 29, Balch and Whitesides' Addition to Nashville, as of record in Minute Book "H", page 324, County Court for said County, Described as follows:
BEGINNING on the westerly margin of 3rd Avenue North, formerly College Street, at the corner of Lots Nos. 1 and 2, formerly Robert Thompson's northeast corner; thence with the line between said two lots, westerly 181 feet to the easterly line of Lot No. 4, formerly owned by Corbett; thence with said line, northerly 45 feet then parallel with the 1st line, easterly 181 feet to the westerly margin of said Avenue; thence with said Avenue, southerly 45 feet to the beginning.

Being the same property conveyed to Janelle Nickens by the Will of Charles A. Nickens, Sr., as of record in Will Book 77, page 93, County Court Clerk's Office, Davidson County, Tennessee

BOOK 5371 PAGE 600

Tract No. 3 Being Lot No. 1 in the Subdivision of Lot No. 29 Balch & Whitesides' Addition to Nashville, a plan of which is of record in Minute Book "H", page 324, County Court for said County.
Said Lot No. 1 fronts 50 feet on the westerly side of 3rd Avenue North, formerly College Street, and runs back between parallel lines 181 feet to the easterly line of Lot No. 4 on said plan.

Being the same property conveyed to Janelle Nickens by the Will of Charles A. Nickens, Sr., as of record in Will Book 77, page 93, County Court Clerk's Office. Davidson County, Tennessee.

The conveyance of the above described property is made subject to a Deed of Trust which has been executed by Randall R. Goranson and Pamela Nickens Goranson to the Third National Bank, Trustee, to secure a certain Promissory Note in the principal sum of $75,000.00 payable to the order of Third National Bank, Trustee for the Estate of Janelle Nickens Warwick as of record in Book _____, page _____, Register's Office, Davidson County, Tennessee.

BOOK 5371 PAGE 601

unimproved ( )
This is improved (X) property, known as 305 Jefferson Street, Nashville, TN 37208
(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 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 my hand this 4th day of December, 1978

Vice President and Trust Officer
Third National Bank in Nashville

STATE OF TENNESSEE
Davidson County

BOOK 5371 PAGE 602

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Elizabeth L. Nolan, a Notary Public within and for the State and County aforesaid, personally appeared C. W. Fite, Jr. and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) (themselves) to be the Vice President and Trust Officer and _____ respectively of the Third National Bank in Nashville the within named bargainor, a corporation, and that (he) as such Vice President and Trust Officer and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said C. W. Fite, Jr. as such Vice President and Trust Officer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 4th day of December, 1978.

My commission expires My Commission Expires OCT. 1, 1979

Elizabeth L. Nolan
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
THIRD NATIONAL BANK, TRUSTEE
for the ESTATE OF JANELLE NICKENS WARWICK

TO
RANDALL R. GORANSON and wife,
PAMELA NICKENS GORANSON

F. 03596

IDENTIF. REFERENCE

DEC 5 2 12 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-5 78	CONV	65,000.00		
DEC-5 78	S'TAX		B*	169.00
DEC-5 78	PR'FEE		B*	.50
DEC-5 78	W'DEED		B*	8.00
			*	177.50