BOOK 5453 PAGE 194

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

File Box 37

WARRANTY DEED
(WITH RESTRICTIVE COVENANT)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRACKER BARREL OLD COUNTRY STORE, INC.		Part of:
(NAME) Hartmann Drive	(NAME) Same	Map 97
(STREET ADDRESS OR ROUTE NUMBER) Lebanon, TN 37087	(STREET ADDRESS)	Parcel 128
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FB #3D-80910

For and in Consideration of the sum of One Hundred Twenty-Five Thousand and No/100 ($125,000.00) *DOLLARS*

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged by COUSINS PROPERTIES OF TENNESSEE, INC., formerly Larchwood, Inc., hereinafter referred to as "Grantor," from CRACKER BARREL OLD COUNTRY STORE, INC., hereinafter referred to as "Grantee," and also in consideration of Grantee's agreement to allow the hereinafter described real property to be subjected to and encumbered by a restriction upon the use of the same by a restrictive covenant herein contained, hereinafter referred to as the "Restrictive Covenant,"

Grantor has ~~hereby~~ does *bargained and sold, and by these presents ~~do~~ transfer and convey unto the said* Grantee, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being that tract of real property described in Exhibit "A," which is attached hereto and incorporated herein by reference, hereinafter referred to as the "Premises."

This conveyance is made subject to the following:

1. 1979 Metropolitan Nashville and Davidson County real property taxes, a lien, but not yet due and payable.

2. Conditions of the Owner's Certificate, setback lines, and easements contained in the Plan of Larchwood Commercial Subdivision, Section One, a plat of which is of record in Book 5210, Page 176, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of June, 19 79

Notary Public

My commission expires: 7-18-84
(Affix Seal)

This conveyance is also subject to and made in consideration for the Restrictive Covenant which provides:

RESTRICTIVE COVENANT

Grantee, by accepting delivery of this instrument from Grantor, hereby covenants, for itself and its successors and assigns, with Grantor and its successors and assigns, that Grantee shall in its initial use of the Premises improve and develop the same as a Cracker Barrel Old Country Store restaurant and store; provided, however, this Restrictive Covenant shall be of no further force and effect upon the opening of such restaurant and store for business.

Grantor agrees to remove the Restrictive Covenant from the Premises by delivering to Grantee an instrument releasing the same and in recordable form within thirty (30) days after receipt of written notice from Grantee of and accompanied by sufficient evidence that such restaurant and store has opened for business.

This is unimproved (XX) improved ( ) 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 Grantee, its successors ~~heirs~~ *and assigns, forever.*

And Grantor does *~~do~~ covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; ~~have~~* has *a good right to convey it, and the same is unencumbered.* except as above stated and by the Restrictive Covenant herein contained.

And Grantor does *~~do~~ further covenant and bind* itself and its sucessors and assigns ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand* s *this* 20th *day of* June, *19*79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COUSINS PROPERTIES OF TENNESSEE, INC.
formerly Larchwood, Inc.

By: George Volkert, President

By: Henry E. Kromer, Vice President

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, Jan Minshall, a Notary Public of the State and County aforesaid, personally appeared GEORGE VOLKERT, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of COUSINS PROPERTIES OF TENNESSEE, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 20th day of June, 1979.

Jan Minshall
NOTARY PUBLIC

My Commission Expires:
7-18-82

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, Jan Minshall, a Notary Public of the State and County aforesaid, personally appeared Henry E. Kramer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of COUSINS PROPERTIES OF TENNESSEE, INC., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President

WITNESS my hand and seal, at office in Nashville, Tennessee, this 20th day of June, 1979.

Jan Minshall
NOTARY PUBLIC

My Commission Expires:
7-18-82

EXHIBIT "A" BOOK 5453 PAGE 197

LEGAL DESCRIPTION

BEING a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Interstate 40 off ramp, on the east by Stewarts Ferry Pike, and on the south by Percy Priest Drive and being part of property owned by Cousins Properties of Tennessee, Inc. (formerly Larchwood, Inc.,) as of record in Book 3035, Page 243, Register's Office for Davidson County, Tennessee, and also being Lot No. 1 on the Plan of Larchwood Commercial Subdivision, Section One, a plat of which is of record in Book 5210, Page 176, said Register's Office and being more particularly described in a survey of Barge, Waggoner, Sumner & Cannon, dated June 18, 1979, (File No. 5432-09), as follows:

BEGINNING at a point in the northwesterly margin of Percy Priest Drive 127.15 feet from the centerline of Stewarts Ferry Pike; thence S 58° 29' 01" W, 183.70 feet to an iron pin, the beginning of a curve to the right; thence, with said curve, having a central angle of 6° 08' 52", a radius of 1370.00 feet, and a distance of 147.00 feet to an iron pin; thence, N 17° 17' 56" W, 355.11 feet to an iron pin in the southeasterly margin of I-40 off-ramp; thence, N 52° 52' 15" E, 142.00 feet to a concrete monument in the southerly margin of Stewarts Ferry Pike; thence, southeasterly with a curve to the right, having a central angle of 18° 58' 38", a radius of 955.00 feet, and a distance of 329.86 feet to a concrete monument; thence, N 54° 24' 21" E, 75.00 feet to an iron pin; thence, southerly with a curve to the right having a central angle of 92° 24' 32", a radius of 50.00 feet, and a distance of 80.64 feet to an iron pin, the point of beginning; and containing 2.02 acres more or less, according to said survey.

BEING part of the property conveyed to Larchwood, Inc., by Deed from Larry D. Jackson, Sr., and wife, Zellma Mae Jackson, of record in Book 3035, Page 243, Register's Office for Davidson County, Tennessee. The said Larchwood, Inc., having since changed its name to Cousins Properties of Tennessee, Inc., by amendment to its Charter.

IDENTIF. REFERENCE

JUN 21 10 02 AM '79

FELIX Z. A. SON II REGISTER
DAVIDSON COUNTY, TENN.

F-35729

08/21 328.50- CHECK

924

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			125000.00-	CO
			325.00	CO TX
			.50	PRFE
			8.00	WDEED
			CHECK	33[illegible].50-
0934A06/21/79			BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 35729

IDENTIF. REFERENCE

JUN 21 10 02 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691822