8576 07/09 198.38- CHECK

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
A & C Distributing Company, Inc.	SAME (NAME)	Part of Map 94; Parcel 105
1045 Visco Drive (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 Vine Street Realty Company, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A & C Distributing Company, 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:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, lying between Visco Drive and Omohundro Drive, east of Omohundro Place, more particularly described as follows:

Beginning at a concrete monument, said monument being the common southerly corner between Section 7 and Section 5, of Visco, as recorded, respectively, in Book 3842, page 271, Register's Office for Davidson County, Tennessee, and Book 4175, page 36, said Register's Office; thence with the southerly line of Section 5 along the center-line of L&N Railroad spur track, N 61° 09' E, 530.20 feet to an iron pin; thence, S 27° 27' 40" E, 182.74 feet to an iron pin in the northerly margin of Omohundro Drive; thence, with said Drive, S 56° 51' W, 232.84 feet to a point; thence, S 61° 09' W, 714.91 feet to an iron pin in the centerline of L&N Railroad spur track; thence, with said Track with a curve to the left having a central angle of 11° 35', a radius of 410.28 feet, 82.95 feet to a point; thence, S 75° 30' E 4.70 feet to a point in the center of the aforementioned spur track; thence, continuing with said spur track, N 20° 52' E 80.27 feet to an iron pin; thence, with a curve to the right having a central angle of 40° 17', a radius of 410.28 feet, 288.50 feet to a PK spike; thence, N 61° 09' E 28.74 feet to the point of beginning, containing 3.69 acres, more or less.

Being part of the same property conveyed to Vine Street Realty Company, a Tennessee corporation, by deed from Oman Construction Company, Inc., a Tennessee corporation, of record in Book 3097, page 614, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to 1980 Metropolitan Government taxes, which will be prorated.

unimproved ( )
This is improved ( ) property, known as (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 our hand this 2nd day of July, 19 80

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Mary Bess Rollins

VINE STREET REALTY COMPANY

By: S. J. Oak, Jr. V.P.

My Commission Expires: April 22, 1984

BOOK 2855 PAGE 402

Form 3

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__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mary Bess Rollins, a Notary Public within and for the State and County aforesaid, personally appeared D. F. Cole, 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 _____ ~~respectively~~ of the Vine Street Realty Compa the within named bargainor, a corporation, and that (he, ~~they~~) as such Vice-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 D. F. Cole, Jr as such Vice-President, and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this 2nd day of July, 1980

My Commission Expires: April 22, 1984

Mary Bess Rollins
Notary Public

MARY BESS ROLLINS NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

FROM

VINE STREET REALTY COMPANY, a Tennessee corporation

TO

A & C DISTRIBUTING COMPANY, INC., a Tennessee corporation

RUSH

F. 9. 6. 8 1: 1

IDENTIF. REFERENCE

Jul 9 10 08 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 $ 73,800.00

Frank C. Kenell

Subscribed and sworn to before me this 7 day of July, 19 80

My Commission Expires: 7-19-82

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5622 PAGE 407

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			73800.00-	CO
			191.88	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	198.38-
8576A07/09/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.6.8 I. I

IDENTIF. REFERENCE

Jul 9 10 08 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 766902