BOOK 5675 PAGE 761

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
Southeast Restaurant Development Associates (NAME)	(NAME)	132-15
3716 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 489 53J
Nashville, TN 37215 (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, I, George Volkert, Trustee with full power to convey, transfer, mortgage or otherwise encumber without the joinder of any beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southeast Restaurant Development Associates, a Tennessee limited partnership

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This conveyance of said property is made expressly subject to easements, conditions of the owner's certificate, and other matters appearing upon the recorded plan of South Plaza and to all reciprocal rights, easements, and restrictive covenants contained in that certain Declaration of Reciprocal Rights and Easements and Restrictive Covenants dated October 31, 1980, of record in Book 5615, page 699, said Register's Office.

RUSH

G1.65574

IDENTIF. REFERENCE

NOV 7 4 17 PM '80

DAVIDSON COUNTY, TENN.
FELIX A. WILSON, REGISTER

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 my hand this 7th day of November 19 80

George Volkert, Trustee

George Volkert, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5675 PAGE 762

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Volkert, Trustee the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 1980

Commission Expires: July 21, 1984

Notary Public

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such 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 as such , and attesting the same by the said as such

WITNESS my hand and official seal at office at on this day of , 19

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

George Volkert, Trustee

TO

Southeast Restaurant Development Associates, a Tennessee limited partnership

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 $ 225,000.00

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

My Commission Expires: 7-21-84

Notary Public

EXHIBIT A

A tract of land located in the northwest margin of the intersection of Sidco Drive and Harding Place in the First Civil District (formerly the Sixth Civil District) of Metropolitan Nashville and Davidson County, Tennessee. Said tract of land being Lot No. 1 of South Plaza, as of record in Plat Book 5200, page 289, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of Harding Place at its intersection with the westerly margin of Sidco Drive, said point being south 60° 25' east, 28.75 feet from a concrete right of way monument in the northerly margin of Harding Place; thence, following the northerly margin of Harding Place north 60° 25' west, a total of 285.56 feet, passing through a concrete monument at 28.75 feet; to a concrete monument located at the northeasterly corner of the intersection of Harding Place and Interstate Highway 65; thence, following the easterly margin of Interstate Highway 65 north 17° 57' west, 111.16 feet to a concrete monument; thence, north 8° 27' west, 13.69 feet to a point; thence, leaving the easterly margin of the aforementioned highway and following a line between Lot Nos. 1 and 2, north 86° 32' east, 35.78 feet; thence, south 3° 28' east, 9.00 feet; thence, north 86° 32' east, 219.47 feet; thence, north 3° 28' west, 30.0 feet; thence, north 86° 32' east, 35.0 feet in the westerly margin of Sidco Drive; thence, following the margin of said Drive south 2° 59' east 179.39 feet to a point; thence, with a curve to the right having a central angle of 14° 52' right, a radius of 350.23 feet for 90.88 feet to a point; thence, south 11° 53' west, 29.92 feet to the point of beginning, containing 53,205 square feet or 1.22 acres, more or less.

Being part of the same property conveyed to George Volkert, Trustee by Deed of Record in Book 5675, page 695, in the Register's Office for Davidson County, Tennessee.

11/07 594.30- 3323

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5675 PAGE 764

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
3323A	11/07/80	225000.00-	CO	
		585.00	CO TX	
		.50	PRFEE	
		9.00	WDEED	
			CHECK	594.50-
			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.6574

T
IDENTIF. REFERENCE

Nov 7 4 17 PM '80

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN.

No. 790819