BOOK 5675 PAGE 765

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
Elysian Fields, Limited (NAME)	(NAME)	132-15
3716 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par 48 & 53 Ja
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 Elysian Fields, Limited, 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)

It is understood and agreed that no restaurant building serving alcoholic beverages and having a gross floor area in excess of 4,000 square feet shall be constructed on Lot 4.

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 649 said Register's Office.

RUSH

G 1 6 5 7 5

IDENTIF. REFERENCE

NOV 7 4 18 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

unimproved (X)
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)

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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, 1952.

Commission Expires: July 21, 1954

Judy McWright
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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
Elysian Fields, Limited,
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 $ 175,000.00

William W. Dearborn

Subscribed and sworn to before me this 7th day of November, 1952.

My Commission Expires: July 21, 1954

Judy McWright
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

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A tract of land located on the westerly margin of Sidco Drive in the First Civil District (formerly the Sixth Civil District) of Metropolitan Nashville and Davidson County, Tennessee. Said tract of land being Lot No. 4 of South Plaza as of record in Plat Book 6200, page 289, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly margin of Sidco Drive, said point being the southerly terminus of the southerly radius return of the intersection of Sidco Drive and Elysian Fields Road; thence, following the westerly margin of Sidco Drive south 7° 8' east, a distance of 136.68 feet to a point; thence, leaving said road margin and following a line between Lot Nos. 3 and 4 south 82° 52' west, a distance of 103.00 feet to a point; thence, north 7° 08' west, a distance of 159.79 feet to a point in the southerly margin of Elysian Fields Road; thence, following the aforementioned road margin with a curve to the right having a central angle of 1° 27' 16", a radius of 2849.86 feet, for a distance of 72.34 feet to a point; thence, north 82° 09' east, a distance of 5.38 feet to a point; thence, with a curve to the right having a central angle of 90° 43' right, a radius of 25.00 feet, for a distance of 39.58 feet to the point of beginning, containing 16,459 square feet or 0.38 acres, more or less.

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

3324 11/27 464.80- [illegible]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5675 PAGE 768

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

175000.00- CO
455.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 464.50-
3324A11/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G16575

T
IDENTIF. REFERENCE

Nov 7 4 18 PM '80

FELIX Z WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 790820