WARRANTY DEED

BOOK 5696 PAGE 1

FROM: William P. Johnston, Trustee

TO: Maymee Miller Cantrell

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Maymee Miller Cantrell
201 Hillwood Drive
Waverly, Tennessee 37185

Send Tax Bills To: Same

Map-Parcel Numbers
Map 26-14 parcels 20 + 21
Map 34-2 parcels 1, 91 & 94

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One million five hundred fifty six thousand two hundred sixty three and 32/100 Dollars ($1,556,263.32).

Robert N. Buchanan, III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of December, 1980.

Notary Public

My Commission Expires: April 13, 1982

FOR AND IN CONSIDERATION OF the conveyance by Maymee Miller Cantrell of a certain tract of land in Rutherford County, Tennessee, William P. Johnston, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary has bargained and sold, and by these presents does transfer and convey unto the said Maymee Miller Cantrell, her heirs, successors, and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

> The property more fully described on the Exhibit attached hereto as Collective Exhibit A, consisting of two pages, and incorporated herein by reference as fully as if set forth verbatim.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maymee Miller Cantrell, her, heirs, successors, and assigns, forever.

And William P. Johnston, Trustee does covenant with the said Maymee Miller Cantrell that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as is set forth in Exhibit B, attached hereto.

And William P. Johnston, Trustee does further covenant and bind himself, his successors in Trust and representatives to warrant and forever defend the title to the said land to the said Maymee Miller Cantrell, her heirs, successors, and assigns against the lawful claims of all persons whomsoever.

The covenants herein of William P. Johnston, Trustee are not made by him individually but are made by him only in his capacity as Trustee and no further or otherwise.

Witness my hand this 31st day of December, 1980.

William P Johnston, Trustee
WILLIAM P. JOHNSTON, TRUSTEE

RUSH
IDENTIF. REFERENCE
DEC 31 12 19 PM '80
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
G 2 3 8 5 0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Justin P. Wilson, a Notary Public in and for said County and State, the within named WILLIAM P. JOHNSTON, 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 seat at Nashville, Tennessee, this 31st day of December, 1980.

Justin P. Wilson
Notary Public

My Commission Expires: April 13, 1982

RNB/12-29-80

Six tracts of land in Davidson County, Tennessee, described as follows:

Tract I. BOOK 5696 PAGE 3

LOT No. 1 on the plan of Section One, Echo Meadows Re-development, of record in Book 5060, page 89, Register's Office for said County.

SAID Lot No. 1 fronts 135.00 feet on the westerly margin of Two Mile Parkway and extends back 291.10 feet on the southerly line, which is a broken line, and 194.51 feet on the northerly line to a dead line in the rear, measuring 147.66 feet thereon.

BEING the same property conveyed to Noble C. Caudill, II, by deed from Larry L. Westbrook, Trustee, of record in Book 5130, page 66, said Register's Office.

Tract II.

LOT No. 2 on the plan of Section Two, Echo Meadows Re-development, of record in Book 5060, page 151, Register's Office for said County.

SAID Lot No. 2, which is a corner lot, fronts 125.0 feet on the westerly margin of Two Mile Parkway and fronts 117.00 feet on the northerly margin of Blue Bird Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 167.88 feet on the westerly line and 181.50 feet on the northerly line to a point of intersection.

BEING part of the same property conveyed to Caudill Realty Company, a Tennessee corporation, by deed from Larry L. Westbrook, Trustee, of record in Book 4496, page 865, said Register's Office.

Tract III.

LOT No. 4 on the plan of Section Three, Echo Meadows Re-development, of record in Book 5190, page 89, Register's Office for said County.

SAID Lot No. 4 fronts 140.00 feet on the westerly margin of Two Mile Parkway and extends back 189.12 feet on the northerly line and 194.51 .64 feet on the southerly line to a broken line in the rear, measuring 143.~~91~~ feet thereon.

BEING parts of the properties conveyed to Larry L. Westbrook, Trustee, by two deeds, one from Lucian Debow, Sr., and wife, of record in Book 4349, page 100, and the other deed from Willard V. Stinson and wife, of record in Book 4349, page 98, both in said Register's Office.

Tract IV.

LOT No. 5 on the plan of Section Four Revised, Echo Meadows Re-development, of record in Book 5190, page 222, Register's Office for said County.

SAID Lot No. 5, which is a corner lot, fronts 96.13 feet on the westerly margin of Two Mile Parkway and fronts 174.00 feet on the southerly margin of Wren Road, said frontages being joined by a curve having a length of 40.26 feet, and extends back 122.00 feet on the westerly line and 195.55 feet on the southerly line to a point of intersection.

BEING part of the same property conveyed to Larry L. Westbrook, Trustee, by deed from John W. Stinson and wife, of record in Book 4347, page 793, said Register's Office.

Tract V.

LOT No. 6 on the plan of Section Four, Revised, Echo Meadows Re-development, of record in Book 5190, page 222, Register's Office for said County.

SAID Lot No. 6 fronts 112.87 feet on the westerly margin of Two Mile Parkway and extends back 195.55 feet on the northerly line and 191.51 feet on the southerly line to a dead line in the rear, measuring 106.27 feet thereon.

BEING part of the properties conveyed to Larry L. Westbrook, Trustee, by two deeds, one from John W. Stinson and wife, of record in Book 4347, page 793, and the other by deed from Lucian H. Debow, Sr., and wife, of record in Book 4349, page 100, both in said Register's Office.

Tract VI.

LOT No. 7 on the plan of Section Four Revised, Echo Meadows Re-development, of record in Book 5190, page 222, Register's Office for said County.

SAID Lot No. 7 fronts 78.00 feet on the westerly margin of Two Mile Parkway and extends back 191.51 feet on the northerly line and 188.64 feet on the southerly line to a dead line in the rear, measuring 78.04 feet thereon.

BEING part of the same property conveyed to Larry L. Westbrook, Trustee, by deed from Lucian H. Debow, Sr., and wife, of record in Book 4349, page 100, said Register's Office.

William P Johnston, Trustee
William P. Johnston, Trustee

Exhibit B

(a) 1980 City taxes in the amount of $172.18 Unpaid
GO-8851 34-2-91

1980 City taxes in the amount of $142.59. Unpaid
GO-8853 34-2-94

1980 City taxes in the amount of $169.58. Unpaid
GO-8850

1980 City taxes in the amount of $249.30. Unpaid
GO-8848

1980 City taxes in the amount of $231.41. Unpaid
GO-8849

1980 State taxes in the amount of $3,850.59. Unpaid
GO-8851 34-2-91

1980 State taxes in the amount of $3,188.75. Paid
GO-8853 34-2-94

1980 State taxes in the amount of $3,792.34. Unpaid
GO-8850 34-2-1

1980 State taxes in the amount of $5,575.34. Unpaid
GO-8848 26-14-20

1980 State taxes in the amount of $5,175.25. Unpaid
GO-8849 26-14-21

(b) Taxes for all the above, for 1981 and subsequent years.

8. Affecting said Lot No. 1, a Lease dated January 10, 1977, by and between Noble C. Caudill, II, Lessor, and Wendy's of Nashville, Inc., Lessee. A Guaranty thereof dated _____, 1977. A Memorandum thereof dated January 10, 1977, and recorded in Book 5130, page 322, said Register's Office. An Amendment thereto dated March __, 1977. A Memorandum of Agreement relative thereto dated July 22, 1977. A Memorandum of Agreement relative thereto, dated December 18, 1978, and an Addendum thereto, dated December 21, 1978.

9. Affecting said Lot No. 2, a Ground Lease Agreement dated June 25, 1977, by and between Noble C. Caudill, II, and Caudill Properties, Inc., Lessor, and Church's Fried Chicken, Inc., Lessee, which lease contains a first right of refusal. A Memorandum thereof recorded in Book 5203, page 607, said Register's Office.

10. Affecting said Lot No. 4, a lease dated September 16, 1977, by and between Noble C. Caudill, II, Lessor, and John A. Roschman and wife, Betty L. Roschman. A letter agreement relative thereto, dated August 2, 1977. A letter agreement relative thereto, dated February 17, 1978. A letter agreement relative thereto, dated April 18, 1978. A letter agreement relative thereto, dated September 1, 1978.

11. Affecting Lot No. 5, a lease dated March 24, 1978, by and between Noble C. Caudill, II, Lessor, and Mr. Gatti's of Tennessee, Inc., Lessee. A Guaranty thereof dated March 24, 1978. By Assignment and Assumption Agreement, dated August 4, 1978, the lessee's interest thereunder was assigned to Big "O" Ovens, Inc. The First Addendum thereto, dated September 14, 1978. A Guaranty thereof dated September 14, 1978. The Second Addendum thereto dated May 14, 1979. An Agreement relative thereto dated August 9, 1979, and recorded in Book 5479, page 759, said Register's Office.

12. Affecting said Lot No. 6, a Lease dated August 3, 1979, by and between Noble C. Caudill, II, Lessor, and Pic 'N Pay Shoes of Tennessee, Lessee, which lease contains a first right of refusal. A Memorandum thereof dated August 3, 1979, and recorded in Book 5495, page 538, said Register's Office. A Guaranty thereof dated August 17, 1979. An Agreement relative thereto dated May 13, 1980, and recorded in Book 5625, page 653, said Register's Office. A letter agreement relative thereto dated May 13, 1980. An Addendum thereto dated _____.

13. Affecting said Lot No. 7, a lease dated July 12, 1978, by and between Noble C. Caudill, II, Lessor, and Dixie of Tennessee, Inc. An Assignment of Lease relative thereto (the right to Commission) dated February 16, 1979. A letter agreement relative thereto dated February 15, 1979.

14. Setback Lines and Easements:

A. Affecting said Lot No. 1, the plan of record in Book 5060, page 89, said Register's Office, which shows a 65 foot minimum building setback line from Two Mile Parkway and a 35 foot easement for public utility and drainage purposes along the westerly line of said lot with an 8 inch sewer line and manhole located thereon. Also a 3 x 15 foot utility anchor easement located on the northeasterly portion of said lot and a 10 foot easement for public utility and drainage purposes along the westerly segment of the southerly line of said lot and the westerly 10 feet, more or less, of the easterly segment of the southerly line of said lot.

B. Affecting said Lot No. 2, the plan of record in Book 5060, page 151, said Register's Office, which shows a 65 foot minimum building setback line from Two Mile Parkway and Blue Bird Drive and an easement for public utility and drainage purposes affecting the westerly 10 feet of one of the interior lines of said lot with an 8 inch sewer line and manhole located therein. Also, a 3 x 15 foot utility anchor easement located on the southeasterly portion of said lot.

C. Affecting said Lot No. 4, the plan of record in Book 5190, page 89, said Register's Office, which shows a 65 foot minimum building setback line from Two Mile Parkway and an easement for public utility and drainage purposes along the westerly lines of said lot, varying in width from 50.0 feet at the northerly line of said lot to 45.45 feet at the southerly line of said lot with an 8 inch sewer line and manhole located therein.

D. Affecting said Lot No. 5, the plan of record in Book 5190, page 222, said Register's Office, which shows a 65 foot minimum building setback line from Two Mile Parkway and a 25 foot easement for public utility and drainage purposes along the westerly line of said lot with a 10 inch sewer line and a manhole located therein. Also a 3 x 20 foot utility anchor easement located on the southerly front corner of said lot and an easement for overhang purposes affecting the northerly portion of said lot. Also, an easement for public utility and drainage purposes affecting the northwesterly portion of said lot and the following note: Building setback along Wren Road to be established at time at issuance of building permit.

E. Affecting said Lot No. 6, the plan of record in Book 5190, page 222, said Register's Office, which shows a 65 foot minimum building setback line from Two Mile Parkway and an easement for public utility and drainage purposes along the westerly line of said lot, varying in width from 25 feet at the northerly line of said lot to 40 feet, more or less, at the southerly line of said lot, with an 8 inch sewer line and manhole located therein. Also a 3 x 20 foot utility anchor easement located on the northerly front corner of said lot and a 25 foot easemesnt for ingress and egress and public utilities and drainage along the southerly line of said lot.

F. Affecting said Lot No. 7, the plan of record in Book 5190, page 222, said Register's Office, which shows a 65 foot minimum building setback line from Two Mile Parkway and an easement for public utility and drainage purposes along the westerly line of said lot, varying in width from 40 feet, more or less, at the northerly line of said lot to 45 feet at the southerly line of said lot, with a 10 inch sewer line located therein.

G. The easements herein before set forth include those recorded in Book 4388, page 631, Book 4363, page 107, and Book 4362, page 910, all in said Register's Office.

Exhibit B, page 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5696 PAGE 7

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
	Co.	1,556,263.32		
			4046.38 CO TX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 4064.88-	
			28E5A12/31/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 8 5 0

IDENTIF. REFERENCE

DEC 31 12 13 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 800063