BOOK 5864 PAGE 881

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

G 8 4 3 0 5

IDENTIF. REFERENCE

MAR 23 3 55 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 22nd. day of March, 1982.

Juanita D. Thompson
Notary Public

My commission expires: July 21, 1984

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Nashville Union Stock Yard Restaurant Co., Inc. 901 Second Avenue, North Nashville, Tennessee 37201	Nashville Union Stock Yard Restaurant Co., Inc. 901 Second Avenue, North Nashville, Tennessee 37201	Map 82-14 Parcel No. 5

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, THOMAS C. SCOTT, TRUSTEE, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto NASHVILLE UNION STOCK YARD RESTAURANT CO., INC., hereinafter called the "Grantee", its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being part of Lots 22 and 24 of Balch and Whiteside's Addition to Nashville, as of record in Minute Book "D", page 734, Circuit Court of Davidson County, also being part of Lots 1, 2, and 3 of the subdivision of Lot 22 on Balch and Whiteside's Addition to the City of Nashville, as of record in Minute Book "H", page 324, County Court of Davidson County, also being part of the property conveyed to Nashville Union Stockyards, Inc., by deed of record in Book 467, Page 195, and Book 523, Page 127, and being described according to a survey of Barge, Waggoner, Sumner and Cannon, dated December 13, 1981, as follows:

Beginning at an iron pin at the intersection of the westerly margin of Second Avenue, North (formerly Market Street), and the northerly margin of Whiteside Avenue; thence, south 57 degrees 59 minutes 26 seconds west, 144.50 feet with the northerly margin of Whiteside Avenue to an iron pin in the easterly right-of-way of the Illinois Central Gulf Railroad; thence, with the said easterly right-of-way of the Illinois Central Gulf Railroad the following calls: north 23 degrees 46 minutes west, 101.04 feet to an iron pin; thence, north 57 degrees 59 minutes 26 seconds east, 5.00 feet to an iron pin; north 15 degrees 35 minutes 41 seconds west, 80.79 feet to an iron pin; north 03 degrees 00 minutes east, 58.00 feet to an iron pin, the beginning of a curve to the right; thence, continuing with said easterly right-of-way of the Illinois Central Gulf Railroad and a curve to the right, 106.11 feet as measured along the arc

of said curve and a radius of 395.28 feet, said curve having a tangent distance of 53.38 feet, an interior angle of 15 degrees 22 minutes 54 seconds, a chord of north 09 degrees 41 minutes 28 seconds east, 105.80 feet to an iron pin in the westerly margin of Second Avenue, North (formerly Market Street); thence, south 31 degrees 43 minutes 50 seconds east, 304.00 feet with the westerly margin of Second Avenue, North, to the point of beginning; containing 29,731.00 ± square feet or 0.68 ± acre.

Being part of the property conveyed to Thomas C. Scott, Trustee, with full power to mortgage, sell, transfer, encumber and convey without the joinder of any beneficiary, by deed from R. C. Mathews Contractor, Inc., of record in Book 5764, Page 222, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1982 taxes which are assumed by the Grantee.

2. Easement for railroad purposes on and across the land in question granted to Illinois Central Gulf Railroad Company from Nashville Union Stockyards, Inc., of record in Book 4961, Page 373, Register's Office for Davidson County, Tennessee.

3. Sub-Lease Agreement by and between Mario Ferrari as Sub-Lessor and Nashville Union Stock Yard Restaurant Co., Inc., dated June 19, 1980, of record in Book 5615, Page 59, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 901 Second Avenue, North, Nashville, Tennessee 37201.

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 and assigns forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under me but not further.

WITNESS my hand, this the 22nd day of March, 1982.

Thomas C. Scott, Trustee
THOMAS C. SCOTT, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of March, 1982.

Juanita D. Thompson
NOTARY PUBLIC

My commission expires: July 21, 1984

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

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RECEIVED OF _____

FOR _____

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

[illegible] CO
1358.00 CO TX
.50 PRFEE
[illegible] MDEED
CHECK 1358.50-
03192[illegible] BRL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68430S

IDENTIFICATION

MAR 23 3 55 PM '82

No. 872618