(3)

RUSH

IDENTIF. REFERENCE

JUN 24 | 59 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

G.97 1.10

06/24 487.50 CHECK

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 1982.

Notary Public

My commission expires: July 24, 1984

BOOK 5902 PAGE 600

| 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. 20 |

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 Davidson County, Tennessee, being part of Lots 18, 19, and 20, and all of Lot 21 on the Plan 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 the property conveyed to R. C. Mathews Contractor, Inc., by deed of record in Book 5096, Page 938, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Barge, Waggoner, Sumner and Cannon, dated December 29, 1981, as follows:

Beginning at at the intersection of the westerly margin of Second Avenue, North (formerly Market Street) and the southerly margin of Whiteside Avenue; thence, with the westerly margin of Second Avenue, North (formerly Market Street), south 31 degrees 41 minutes 29 seconds east, 267.28 feet to a point; thence, leaving said westerly margin with a chain link fence, south 58 degrees, 15 minutes 00 seconds west, 169.80 feet to a fence corner post; thence, continuing with a chain link fence the following calls: north 31 degrees 47 minutes 03 seconds west, 105.11 feet to a fence corner post; north 55 degrees 32 minutes 27 seconds east, 23.15 feet to a fence corner post; north 33 degrees 39 minutes 24 seconds west, 42.93 feet to a fence corner post; north 42 degrees 57 minutes 01 seconds west, 119.68 feet to a point in the southerly margin of Whiteside Avenue; thence, with the southerly margin of Whiteside Avenue, north 57 degrees 59 minutes 26 seconds east, 171.69 feet to the point of beginning, containing 43,213.00 square feet or 0.99 acre, more or less.

Being part of the property conveyed to Nashville Union Stockyards, Inc. by deed from Illinois Central Gulf Railroad Company, a Delaware corporation, of record in Book 4965, Page 250, re-recorded in Book 5764, Page 282, Register's Office for Davidson County, Tennessee, and 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., as 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 the Grantee assumes and agrees to pay.

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 unimproved property known as _____ 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 24th day of June, 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 24th day of June, 1982.

Daniel J. Thompson
NOTARY PUBLIC

My commission expires: July 21, 1984

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

RECEIVED OF _____

FOR BOOK 5902 PAGE 602

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 185000.00- CO | |
| | | | 461.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 487.50- |
| | | | 4570A06/24/62 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. S. 7 1' 1' 0

IDENTIF. REFERENCE

JUN 24 1 57 PM '82

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 888247