WARRANTY DEED

BOOK 5949 PAGE 361

FROM: Nashville Consolidated Warehouses, Inc.

TO: T&S Enterprises, a partnership

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: 118 Village Green Dr. Nashville, Tennessee 37217

Send Tax Bills To: same

Map-Parcel Numbers

Map 120-1,
Parcels 152 & 154

Field Book Numbers

2DA-51213, 2DA-51247

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Sixty-Two Thousand Five Hundred and no/100 Dollars ($262,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of October, 19 82.

Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nashville Consolidated Warehouses, Inc., a Tennessee corporation, as Grantor has bargained and sold, and by these presents does transfer and convey unto the said T&S Enterprises, a partnership formed under the laws of Tennessee composed of Thomas B. Ruffin and William C. Ruffin, III, as Grantees, its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Murfreesboro Pike, located west of Jupiter Drive, and being, in part, Parcel 152, Reserved Lot 1, of Stardust Commercial Park, Section One, as of record in Plat Book 5190, Page 66, R.O.D.C., and being more particularly described as follows:
>
> Beginning at a point in the northerly margin of Murfreesboro Pike, 615 feet, more or less, from the centerline of Jupiter Drive; Thence, along Murfreesboro Pike, N 48° 49' W, 50.15 feet to an iron pin; Thence, leaving said Pike, N 45° 41' E, 277.70 feet; Thence, N 03° 48' E, 462.90 feet to an iron pin; Thence, S 84° 09' E, 188.60 feet to a concrete monument; Thence, S 03° 48' W, 672.56 feet; Thence, N 48° 49' W, 235.51

feet; Thence, S 45° 41' W, 220.00 feet to the point of beginning. Containing 2.90 acres, more or less, according to the survey by Barge, Waggoner, Sumner & Cannon dated September 29, 1982.

This is unimproved property, known as Murfreesboro Road, Nashville, Tennessee.

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 heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for:

1. A lien for 1982 taxes which are prorated.

2. Easements for right-of-way of Murfreesboro Pike lying within boundaries of premises as herein described.

3. Agreement for dedication of easement for sanitary sewers and/or storm drainage between Martha Uthman and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3827, page 776, Register's Office for Davidson County, Tennessee.

4. Common Driveway Easement Deed of record in Book 5260, page 943, Register's Office for Davidson County, Tennessee.

5. Easement granted Mrs. Evelene U. E. Wells, her successors and assigns, by agreement between Otto Uthman and wife, and Mrs. Evelene U. E. Wells, dated August 19, 1949, filed August 19, 1949, and recorded in Book 1733, page 358, Register's Office for Davidson County, Tennessee, to pass and re-pass along private driveway between the Murfreesboro Pike and the point of the entrance to the carport of garage of grantee.

6. Right granted Mrs. Evelene U. E. Wells, her successors and assigns, by agreement between Otto Uthman and wife, and Mrs. Evelene U. E. Wells, dated August 19, 1949, filed August 19, 1949, and recorded in Book 1733, page 358, Register's Office of Davidson County, Tennessee, to maintain the water tap and water line which is in existence on the date of this instrument and which supplies water to grantee, and the right to lay, maintain, operate and remove such water pipes, meters and incidental equipment through the over property of grantor as may be necessary to adequately supply water to grantee.

7. The Plan of record in Book 5190, page 66, said Register's Office, shows an Owner's Certificate, copy attached, at 25 foot minimum building setback line from

Murfreesboro Road, and an easement of varying width, for public utility and drainage purposes along the southwesterly line of said lot. (Affects Res. Par. 1) BOOK 5949 PAGE 363

8. A Deed of Declaration of establishing a joint access and common driveway easement of record in Book 5260, page 929, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Henry Hudson, individually, joins in this conveyance as sole shareholder of Grantor to convey any interest which he may have, if any, to the property above described.

Witness the signatures below this 12th day of October, 1982.

NASHVILLE CONSOLIDATED
WAREHOUSES, INC.

By: Henry Hudson
Its: President

Henry Hudson
HENRY HUDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N. Buchanan, III, a Notary Public of the State and County aforesaid, personally appeared Henry Hudson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of NASHVILLE CONSOLIDATED WAREHOUSES, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of October, 1982.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Robert N. Buchanan, III, a Notary Public in and for said County and State, the within named HENRY HUDSON, 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 12th day of October, 1982.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 1-22-84

RUSH

H 1 2 3 5 7

IDENTIF. REFERENCE

Oct 12 3 54 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

3713 10/12 695.00- CHECK

RNB/10-12-82

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

RECEIVED OF _____

FOR _____

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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

262500.00- CO
682.50 CO TX.
.50 PRFEE
12.00 WDEED
CHECK 695.00-
3713A10/12/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 123 57.

IDENTIF. REFERENCE

OCT 12 3 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904414