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01/21/74 74.50- CHECK



427 HIGH STREET
CHATTANOOGA, TN. 37402
(615) 756-4134

Lawyers Title Insurance Corporation

CHATTANOOGA BRANCH OFFICE

BOOK 5995 PAGE 840

WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 14th day of December, 1982, between

THE SOUTHLAND CORPORATION, a Texas corporation

of the County of Dallas, and State of ~~Tennessee~~ Texas, as party or parties of the first part, hereinafter called Grantor, and

SAM B. FLATT and wife, EVELYN V. FLATT

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

This Instrument was Prepared By:

Daniel T. Cronk
Attorney-At-Law
2828 N. Haskell Ave.
Dallas, TX 75204

Address of Grantee
Sam B. Flatt and Evelyn V. Flatt
1220 Dalemere Drive
Nashville, Tennessee 37207

Mail Tax Notice to Grantee

Map Parcel No.
Map 41-16, Parcel 7
Field Book 12D-25145

OFFICIAL RECEIPT

BOOK 5995 PAGE 841

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

THE SOUTHLAND CORPORATION

BY: John H. Rodgers
Vice President

ATTEST: Joe A. Winfield
Assistant Secretary

TEXAS
STATE OF ~~TENNESSEE~~
COUNTY OF Dallas

Before me, Kim Kirkpatrick, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared John H. Rodgers and Joe A. Winfield, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Vice President and Assistant Secretary respectively of The Southland Corporation, the within named bargainor, a corporation, and that they, as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Vice President and Assistant Secretary.

IN WITNESS WHEREOF I have hereunto set my hand and notarial seal.

This 14th day of December, 1982.

Kim Kirkpatrick
Notary Public

My Commission expires:
KIM KIRKPATRICK, Notary Public
in and for the State of Texas
My Commission Expires April 20, 1986

STATE OF Tennessee
COUNTY OF Davidson

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Arlene D. Howe

Subscribed and sworn to before me on this the 7th day of January, 1983.

Notary Public

My Commission Expires:

10-1-85

OFFICIAL RECEIPT

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Bellshire Estates, Section II, of record in Book 2133, Page 111, and part of Lot No. 3 on the Plan of Bellshire Estates, Section V, of record in Book 2133, Page 114, Register's Office of Davidson County, Tennessee, described as follows: Beginning at a concrete monument on the southerly margin of Westchester Drive, at the northeast corner of Lot No. 101; thence with said margin South 86 degrees, 32 minutes, 00 seconds East 205.67 feet to an iron pin; thence South 3 degrees, 28 minutes, 00 seconds West 209.03 feet to an iron pin; thence South 86 degrees, 32 minutes, 00 seconds East 209.03 feet to an iron pin on the westerly margin of Dickerson Road; thence with said margin South 3 degrees, 28 minutes, 00 seconds West 210.97 feet to an iron pin; thence North 86 degrees, 32 minutes, 00 seconds West 406.20 feet to an iron pin; thence North 2 degrees, 18 minutes, 26 seconds East 420.09 feet to the point of beginning, containing 128,696 square feet or 2.95 acres, more or less.

BEING AND INTENDED TO BE a portion of the same property conveyed to The Southland Corporation by Deed dated November 13, 1980, filed December 4, 1980, and recorded in Book 5686, Page 49 of the Deed Records of Davidson County, Tennessee.

SUBJECT TO current taxes and assessments not delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

AND ALSO SUBJECT TO the following restrictions which shall run with the land:

(a) Neither Grantee nor their successors, assigns or legal representatives, vendees, lessees or sublessees, shall conduct or permit the conduct on the premises of, and the property shall never be used for a grocery store or for the retail sale of any food or food products, dairy products or alcoholic beverages (including beer and wine) either for consumption on or off the premises.

(b) Any building or structure hereafter constructed or any addition to any existing building on the property shall be set back from Dickerson Pike so that the East wall thereof shall be no closer to the right-of-way line of said street than ninety-five and one-half (95.5) feet.

H 27247

T IDENTIF. REFERENCE

JAN 21 9 01 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR BOOK 5995 PAGE 843

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
			25000.00= CO	
			65.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	74.50-
			2568A01/21/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 7 2 4 7

IDENTIF. REFERENCE T

JAN 21 9 01 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924892