2731

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File Box 43

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$57,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 1983.

Notary Public

MY COMMISSION EXPIRES 4/20/86

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PIONEER COLLEGE CATERERS, INC. (NAME)	Pioneer College Caterers, Inc. (NAME)	2D-70476
3320 Towne Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	333 Murfreesboro Rd (STREET ADDRESS)	150-11
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. (CITY) (STATE) (ZIP)	51

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PIONEER COLLEGE CATERERS, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

BEING Lot No. 116 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, Pages 176 and 177, Register's Office for Davidson County, Tennessee.

SAID Lot No. 116 fronts 55.37 feet on the easterly margin of Towne Ridge Drive and extends back 150.26 feet on the northerly line and 150 feet on the southerly line to a broken line in the rear, measuring 114.51 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Elmer P. Chadwell and wife, Lorene Chadwell, of record in Book 4687, Page 44, and by deed from Philhall Corporation, of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to Restrictive Covenants of record in Book 5456, Page 511, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved (X) improved ( ) property, known as 3320 Towne Ridge Drive, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of January, 1983

RANDALL PHILLIPS BUILDERS, INC.

By: Timothy J. Ferguson, Vice President

OFFICIAL RECEIPT

STATE OF TENNESSEE }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Vice President and _____ respectively of the RANDALL PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that (he / they) as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Timothy J. Ferguson as such Vice President, ~~and attesting the same by the said as such~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of January, 19 83

My commission expires 4/20/86

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
PIONEER COLLEGE CATERERS, INC.

H 2 9 0 7 3

IDENTIF. REFERENCE

FEB 1 3 38 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

4773 02/01/156-00 CHECK

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
			57500.00- CO	
			149.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	156.00-
			4773A02/01/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 9 0 7 3

IDENTIF. REFERENCE

FEB 1 3 29 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 927024