This Form furnished by Attorneys Title Company, Inc.

BOOK 6061 PAGE 969

Form No. WD-3

FROM

HICKORY BAY RESTAURANT, INC.

TO

CARL E. CAMPBELL, et ux
DAVID A. LENIG, et ux and
CALVIN J. LEITER

For draftsman's use

This Instrument Prepared by:
Michael J. Philbin, Attorney
One Union Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Same (NAME)	Same (NAME)	11D-22760
701 North Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-5-39 and 11D-22780 43-5-41
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 49577

IDENTIF. REFERENCE

MAY 24 8 20 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$343,866.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1983

Notary Public

MY COMMISSION EXPIRES: 11-9-85

(AFFIX SEAL)

For and in Consideration of the sum of TEN and NO/100---------- ($10.00) ----------**DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated January 23, 1981, in the Office of the Register of Deeds of Davidson County, Tennessee, in Book 5704, Page 192, and note of even date secured thereby in the present principal amount of $258,313.69, payable to Jack T. Pitt and wife, Betty C. Pitt; which debt the Grantees herein assume and agree to pay as part payment of the purchase price,

We, HICKORY BAY RESTAURANT, INC.

have bargained and sold, and by these presents do transfer and convey unto the said CARL E. CAMPBELL and wife, JEAN L. CAMPBELL, a 1/3 interest by tenants ~~in the entirety;~~ DAVID A. LENIG and wife, ~~TAMMY R. C. LENIG, a 1/3~~ interest by tenants in the entirety; and CALVIN J. LEITER, unmarried, a ~~1/3 interest in the entirety,~~ their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 1 on the Map of Madison Annex Subdivision, of record in Book 843, Page 32, Register's Office for Davidson County, and part of Lot No. 1 on the Map of the Subdivision of Mrs. Charles T. Williams, of record in Book 843, Page 1, said Register's Office, described as follows according to a survey by Southern Land and Associates, Inc., dated September 26, 1979:

BEGINNING at an iron pin in the westerly margin of Gallatin Road at the northeast corner of said Lot No. 1 on the Map of Madison Annex Subdivision thence South 2° 00 min. 00 sec. West 130.5 feet to an iron pin; thence North 85° 41 min. 39 sec. West 149.12 feet to an iron pin; thence North 2° 00 min. 00 sec. East 23 feet to an iron pin; thence 88° 00 min. 00 Sec. West 278 feet to an iron pin in the easterly margin of the L & N Railroad; thence North 15° 11 min. 11 sec. East 100 feet along the easterly margin of said L & N Railroad to a corner post; thence South 88° 35 min. 11 sec. East 404.21 feet to the point of beginning.

BEING the same property conveyed to Hickory Bay Restaurant, Inc., by deed from J. Murray Milliken, Trustee, of record in Book 5704, page 188, Register's Office for Davidson County, Tennessee, and by instrument of correction of record in Book 5945, page 409, said Register's Office.

This is improved property, known as 701 North Gallatin Road
Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said CARL E. CAMPBELL and wife, JEAN L. CAMPBELL, DAVID A. LENIG and wife, TAMMY R. C. LENIG, and CALVIN J. LEITER, their (Successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for Deed of Trust of record in Book 5704, page 192, and UCC-1 Financing Statement, of record in Book 5704, page 201, Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said Carl E. Campbell and wife, Jean L. Campbell, David A. Lenig and wife, Tammy R. C. Lenig and Calvin J. Leiter, their (successors), heirs and assigns, against the lawful claims of all persons.

WITNESS its hand, this the 23rd day of May, 1983, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

HICKORY BAY RESTAURANT, INC.

BY: _____
Dennis Reguli, Vice President

BY: _____
Iona D. Senecal, President

[redacted]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Iona D. Senecal and Dennis Reguli, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Vice President respectively of the Hickory Bay Restaurant, Inc., the within named bargainor, a corporation, and that they as such President and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Iona D. Senecal as such President, and attesting the same by the said Dennis Reguli as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of May, 1983.

Notary Public

My Commission expires: 11-9-83

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

343866.38- CO
694.14 CO TX
.50 PRFEE
9.00 WDEED
CHECK 903.64-
9700A05/24/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H49577.

IDENTIF. REFERENCE

MAY 24 9 20 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951120