Address New Owner as follows:	Send tax bills to:	Map-Parcel No:
Cracker Barrel Old Country Store, Inc. P.O. Box 787, Hartman Drive Lebanon, Tennessee 37087	Same	26-94

WARRANTY DEED

BOOK 6066 PAGE 965

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, HERITAGE LAND COMPANY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CRACKER BARREL OLD COUNTRY STORE, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District of Metropolitan Nashville Davidson County, Tennessee, City of Goodlettsville, Tennessee and being Lot No. 3 on the Plan of Section 9, Northgate Park, of record in Book 5200, page 533, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Long Hollow Pike in the southeasterly quadrant of I-65 and Long Hollow Pike, said point being at an off set in the southerly right-of-way line of Long Hollow Pike and also being the end of Access Control for I-65 and proceeding:

1. N 60° 23' 54" E, 18.05 feet to a point on the westerly right-of-way of a proposed road; thence,

2. With the westerly right-of-way line of proposed road, S 29° 36' 06" E, 172.30 feet to the beginning of a curve; thence,

3. With said curve to the right (radius 240.85'), southeasterly a distance of 130.50 feet to a point and having a chord bearing and distance of S 14° 04' 47.5" E, 128.905 feet; thence,

4. With a line severing the property of which this is a part, S 87° 37' 08" W, 458.45 feet to a point on the easterly right-of-way line of Interstate 65; thence,

5. With the easterly right-of-way line of I-65, N 5° 26' 49" E, 73.64 feet to an existing highway monument; thence,

6. N 33° 42' 56" E, 83.35 feet to an existing highway monument; thence,

7. N 59° 23' 58" E, 162.87 feet to an existing highway monument at the beginning of a curve; thence,

8. With said curve to the left (radius 1497.39'), northeasterly a distance of 145.22 feet to the point of beginning and having a chord bearing and distance of N 65° 50' 05" E, 145.168 feet and containing 86,831 square feet or 1.993 acres, more or less.

Being a portion of the same property conveyed to Heritage Land Company by deed recorded in Book 5380, page 262, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for taxes for 1983 and successive years which will be assumed by the Grantee herein; Restrictive Covenants of Northgate Industrial Park of record in Book 5069, page 633, said Register's Office; the recorded plan shows an Owner's Certificate, a 35 foot building setback line from the easterly boundary of the property along Northgate Drive, a 65 foot minimum building setback line from the northerly margin of the property along the access right-of-way to Interstate 65 and Long Hollow Pike, a 10 foot public utilities and drainage easement along the northerly boundary, and an 8 inch water line and an 8 inch sewer line located in the northeasterly corner of the property; easements and rights-of-way to American Telephone and Telegraph Company for the construction, operation, maintenance, replacement and removal of communication systems of record in Book 1260, page 22, said Register's Office which may affect the subject property; lack of direct access to I-65 from the property, said right of access and all rights of ingress and egress to, from and across the controlled access highway and to and from abutting lands having been granted and conveyed to the State of Tennessee by deed of record in Book 4126, page 99, Book 5131, page 104, all in said Register's Office and having also been vested in the Metropolitan Government of Nashville and Davidson County by deed of record in Book 4951, page 574, said Register's Office; a Deed of Dedication from Northgate Industrial Park to Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 5588, page 905, said Register's Office, regarding water mains, and attached fittings, valves and fire hydrants located and installed on the streets of Northgate Park; and a mutual ingress and egress easement granted to Exxon Corporation which may affect the northeasterly corner of the property of record in Book 5696, page 263, said Register's Office.

AND GRANTOR further covenants and binds itself, its successors, assigns 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 1st day of June, 1983.

HERITAGE LAND COMPANY
By:

Franklin S. Clark
FRANKLIN S. CLARK, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5066 PAGE 967

Personally appeared before me, the undersigned, a Notary Public in and for County and State aforesaid, personally appeared Franklin S. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Heritage Land Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee on this the 1st day of June, 1983.

Bernita G. Aiken
NOTARY PUBLIC

My commission expires:

07-27-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

John N. Popham
AFFIANT

Sworn to and subscribed before me this the 1st day of June, 1983.

Bernita G. Aiken
NOTARY PUBLIC

My commission expires:

07-27-86

This instrument was prepared by:

JOHN N. POPHAM, Attorney
JUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

RUSH

IDENTIF. REFERENCE

JUN 1 11 04 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 5.1 1 9 1

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6066 PAGE 968

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

2500[illegible].00- CO
650.00 CO TX
.50 PRFE
9.00 WDE.D
CHECK 659.50-
1606A06/01/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 [illegible] 9 1

IDENTIF. REFERENCE

JUN 1 11 04 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952971