WARRANTY DEED

FROM: JEROME L. ROSENBLUM, as to a a three-fourths undivided interest, and BERNARD D. GOLDSTEIN, TRUSTEE, with full power as to a one-fourth undivided interest, Grantors

THIS INSTRUMENT PREPARED BY: **FRANK G. FRIEDMAN**
211 PRINTERS ALLEY BUILDING
NASHVILLE, TENNESSEE 37201

TO: ROBERT E. CROWNOVER
and wife, ANN FENN CROWNOVER

BOOK 6108 PAGE 541

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert E. Crownover and wife, Ann Fenn Crownover	SAME	143-12
104 Kenner Avenue NASHVILLE, TENNESSEE 37205		Field Book Numbers

---

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty four thousand five hundred 00/100 Dollars ($24,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of July, 1988.

Notary Public

My Commission Expires January 18, 1987

My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, Jerome L. Rosenblum, as to a three-fourths undivided interest, and Bernard D. Goldstein, Trustee, with full power as to a one-fourth undivided interest, Grantors have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Crownover and wife, Ann Fenn Crownover their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Harpeth Trace Estates, Phase II, of record in Plat Book 5200, page 556,-8, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and exact description.
>
> Being part of the same property conveyed to Jerome L. Rosenblum, a 3/4 undivided interest, and Bernard D. Goldstein, Trustee with a

full power, a 1/4 undivided interest, by deed from C & R Development Company, a partnership of record in Book 5895, page 826, Register's Office for Davidson County, Tennessee.

This is unimproved property.

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 Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except for covenants, conditions, liens and restrictions contained in an instrument of record in Book 5120, page 208 and in Book 5380, page 356 and Book 6094, page 718, Register's Office for Davidson County, Tennessee; the lien for 1983 taxes which will be paid by Grantees, which have been prorated; and matters shown on the recorded plan of record in Book 5200, page 556, -8 said Register's Office.

And Grantors do further covenant and bind Grantors, their heirs, 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, except as stated above.

Brenda G. Rosenblum, the spouse of Jerome L. Rosenblum, has joined in this conveyance for the purpose of conveying to the Grantee all rights which she has in the herein described property, if any.

Witness our hands this 22 day of July, 1983.

JEROME L. ROSENBLUM

BRENDA G. ROSENBLUM

BERNARD D. GOLDSTEIN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named JEROME L. ROSENBLUM, the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1983

Deborah L. Koenig
NOTARY PUBLIC

My Commission Expires January 18, 1987
My Commission Expires:_____

BOOK 6108 PAGE 543

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named BRENDA G. ROSENBLUM, the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1983.

Deborah L. Koenig
NOTARY PUBLIC

My Commission Expires January 18, 1987
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named BERNARD D. GOLDSTEIN, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1983.

Deborah L. Koenig
NOTARY PUBLIC

My Commission Expires January 18, 1987
My Commission Expires:_____

RUSH

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN
AUG 3 | 27 PM '83

IDENTIF. REFERENCE

H 4667

ADDRESS NEW OWNER(S) AS FOLLOWS:
Winners Corporation
P. O. Box 184
Brentwood, TN 37027

SEND TAX BILLS TO: BOX 33
Same

MAP NO. 86-1
PARCEL NO. 73
FIELD BOOK NO. 4D 25440

7/26/83:jfw:0247
This instrument prepared by:
Fredric A. Cohen
P. O. Box C
Roslyn, NY 11576

DEED

BOOK 6108 PAGE 545

THIS INDENTURE, made as of this 27th day of July, 1983, between VADBORN REALTY CORP., a corporation organized and existing under the laws of the State of Tennessee ("Grantor") and WINNERS CORPORATION, a corporation organized and existing under the laws of the State of Tennessee ("Grantee"):

WITNESSETH:

That the said Grantor for and in consideration of Ten ($10.00) Dollars and other valuable consideration to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby conveys and sells unto the said Grantee, its heirs and assigns aforesaid a certain tract of land situated and being in the County of Davidson, State of Tennessee and more particularly described as follows and hereinafter called the "Property":

"Property":

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Hermitage Commercial Park, of record in Book 5210, page 279, Register's Office for said County and being a parcel of land in the 2nd, formerly the 4th, Civil District, Nashville, Davidson County, Tennessee, located on the northwesterly side of Lebanon Pike, east of Stones River and more particularly described as follows:

BEGINNING at a point in the northerly margin of Lebanon Pike, said point being south 52^0 16' 10" west, 65.00 feet from a concrete monument identifying the southwest corner of Edwin S. Randall, Jr., as recorded in Book 4267, page 218, Register's Office for Davidson County, Tennessee; thence with said Pike, south 52^0 16' 10" west, 336.70 feet to a point; thence north 37^0 47' west, 20.00 feet to a point; thence south 52^0 16' 10" west, 10.00 feet to a point; thence north 37^0 47' west 152.00 feet to a point; thence north 52^0 16' 10" east 356.70 feet to a point; thence south 37^0 47' east 127.00 feet to a point; thence south 52^0 16' 10" west 10.00 feet to a point; thence south 37^0 47' east 45.00 feet to the point of beginning.

containing 1.40 acres more or less

BEING part of the same property conveyed to Vadborn Realty Corp., a Tennessee corporation by deed from Martin Theatres, Inc., a Georgia corporation of record in Book 5601, page 791, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid Property with all and singular the heridaments and appurtenances of and to the same belonging or otherwise appertaining to the Grantor, its heirs and

8-3-83 467.50 Clerk