102-14 - 6

This instrument prepared
by DWIGHT HAWKS, Attorney,
Humboldt, Tennessee 38343

DO NOT PUBLISH

BOOK 6131 PAGE 346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, T. LANCASTER TYLER and wife, KATHRYN E. TYLER, have this day bargained and sold, and by these presents do hereby sell, transfer and convey all our right, title and interest we may have in and to the following described property unto CRACKER BARREL OLD COUNTRY STORE, INC., its successors and assigns forever, said parcel of real estate lying and being situate in the 8th Civil District of Davidson County, Tennessee, and being more particularly bound and described as follows, to-wit:

Land lying in the 8th Civil District, being part of lots 71, 72, and 73 and part of the two tracts reserved for commercial development fronting on Charlotte Pike according to the Plan of Crest Meade, Section Two, of record in Book 2331, Page 152, in the Register's Office for Davidson County, also shown on the Plan entitled "A" Revision of Commercial Property and of Lots No. 71, 72, 73 of Section Two, Crest Meade, of record in Book 3600, Page 55, said Register's Office, and described according to a copy of a survey thereof made by James L. Murphy, Jr., & Co., Engineers, dated August 10, 1972, as follows:

BEGINNING at a point lying on the southerly margin of Charlotte Pike, being the northwesterly corner of this tract and said Crest Meade Subdivision, Section II, further described 23.0 feet east of the center line of Davidson Branch Creek along said margin of Charlotte Pike, and being a witness point for the center line of Davidson Branch Creek which defines the westerly boundary of this tract; thence with said margin of Charlotte Pike, north 71 degrees 47 minutes east 154.80 feet to the beginning of a one degree curve; thence around said curve, having a radius of 5805.0 feet, to the left a distance of 145.79 feet; thence leaving the southerly margin of said Charlotte Pike south 19 degrees 30 minutes 09 seconds east a distance of 225.0 feet to a point lying on the westerly margin of Interstate 40; thence running with the westerly margin of said Interstate 40 south 32 degrees

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3234

35 minutes 00 seconds west a distance of 329.52 feet to a point; thence continuing with said margin, south 34 degrees 09 minutes west 289.00 feet to a point; thence continuing with said margin north 71 degrees 20 minutes west 6.20 feet to a point lying on the witness line for Davidson Branch Creek, being 18.80 feet east of the center line of said Creek on the same bearing of north 71 degrees 20 seconds west said center line being the southerly corner of this tract, further described as lying on the rear line of Lot 71 as shown on the Plan of Crest Meade, Section II, as mentioned above; thence with said witness line, north 4 degrees 40 minutes east the following distances with accompanying perpendicular references to the center line of Davidson Branch; 50.00 feet to a point located 18 feet east of said center line; thence 45.00 feet to a point located 43 feet east of said center line, thence 79.00 feet to a point located 35 feet east of said center line; thence 47.00 feet to a point located 4.5 feet east of said center line; thence 15.00 feet to a point located 5.5 feet east of said center line; thence 48.00 feet to a point located 14 feet west of said center line; thence 21.00 feet to a point located 11 feet west of said center line; thence 25.50 feet to a point located 6 feet east of said center line; thence 41.00 feet to a point located 41 feet east of said center line; thence 31.00 feet to a point located 57 feet east of said center line; thence 20.00 feet to a point located 49 feet east of said center line; thence 41.00 feet to a point located 78.5 feet east of said center line; thence 77.70 feet to a point located 100 feet east of said center line; thence continuing with another witness line for Davidson Branch Creek north 32 degrees 37 minutes west the following distance with accompanying perpendicular references to the center line of said creek; 82.00 feet to a point located 67.5 feet east of said Creek; thence 10.00 feet to a point located 59.0 feet east of said Creek; thence 16.60 feet to the point of beginning, containing 3.58 acres, more or less.

Being the same real estate conveyed to T. Lancaster Tyler and wife, Kathryn E. Tyler, by Deed of record in Book 4689, page 357, in the Register's Office of Davidson County, Tennessee at Nashville.

This conveyance is made subject to any easements of record, governmental zoning regulations or ordinances and restrictive covenants of record, if any, affecting the use and occupancy of the above described premises.

It is hereby understood and agreed between the parties herein that the 1983 city, county and state taxes on the above described property shall be pro-rated.

TO HAVE AND TO HOLD the above described real estate unto the said CRACKER BARREL OLD COUNTRY STORE, INC., its

OFFICIAL RECEIPT

successors and assigns forever, together with all improvements and appurtenances thereunto belonging.

We covenant with the said grantee, its successors and assigns, that we are lawfully seized and possessed of the said real estate, and have a good and lawful right to sell and convey the same; and that the said real estate is unencumbered.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to the said real estate unto the said CRACKER BARREL OLD COUNTRY STORE, INC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of September, 1983.

T. Lancaster Tyler
T. LANCASTER TYLER

Kathryn E Tyler
KATHRYN E. TYLER

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON)

Personally appeared before me, the undersigned, a notary public, in and for said state and county, the within named T. LANCASTER TYLER and wife, KATHRYN E. TYLER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 6th day of September, 1983.

Mattie H. Hankins
Notary Public My Comm. Exp. 11-25-84

I, or we, hereby swear or affirm that actual consideration for this transfer, or value of the property transferred whichever is greater, is $ 750,000, which amount is equal to or greater than the amount which the property or interest would command at a fair and voluntary sale.

Lancaster Tyler.
Affiant

Sworn to and subscribed before me this the 6th day of September, 1983.

Mattie H. Hankins
Notary Public My Comm Exp: 11-25-84

Person or agency responsible for payment of taxes:

CRACKER BARREL OLD COUNTRY STORE
(Name of person or agency)

P.O. BOX 787
LEBANON, TENN. 37087
(Address of above party)

PUSH

MATTIE H. HANKINS NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

FELIX A. WILSON REGISTER DAVIDSON COUNTY, TN

SEP 6 2 58 PM '83

IDENTIF. REFERENCE

H 7.1-7.7.4

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6131 PAGE 349

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			250000.00- CO	
			650.00 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 659.50-	
			5234A09/06/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.1-7.7 4

IDENTIF. REFERENCE

SEP 6 2 58 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 976596