5435

BOOK 5262 PAGE 596

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
KFC National Management Company 1930 Bishop Lane P.O. Box 32070 Louisville, Kentucky 40232	Same	34-2-7 FIELD BOOK NUMBER GO-9019

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

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 and sufficiency of all of which are hereby acknowledged, J. Marvin Hopper (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said KFC National Management Company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of trust executed by Marvin Hopper Enterprises, Inc. to Vaden Lackey, Jr., Trustee, dated March 16, 1979 and recorded in Book 5406, page 555, Register's Office for Davidson County, Tennessee in favor of Fidelity Federal Savings & Loan Association which states that it secures a debt in the principal sum of $150,000.00, payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 1984.

Notary Public
My Commission Expires: 1/19/86

04/02 03:30 CHECK

5375

3. General Assignment of Present and Future leases filed in Book 5406, page 561, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 2331, page 64, said Register's Office, shows an Owner's Certificate, a 50 foot minimum building setback line from Blue Bird Drive, a 10 foot easement for public utility and drainage purposes along the southerly rear line of said lot, and a 2.5 X 25 foot utility anchor easement located on the northwest corner of said lot.

5. The survey of the premises made by Ragan-Smith Associates, Inc. dated August 10, 1978, shows the concrete wall encroaching over the lot line.

This is improved property, known as 316 Blue Bird Drive.

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the Property to the said Grantee, successors and assigns against the lawful claims of all persons whomsoever.

And Grantor's spouse, Anita K. Hopper, joins herein for the purpose of conveying all of her right, title, and interest in the Property to the Grantee.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of March, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. Marvin Hopper

Anita K. Hopper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Richard H Warren, a Notary Public in and for said County and State, the within named J. Marvin Hopper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1984.

Richard H Warren
Notary Public
My Commission Expires: 1/15/86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Richard H Warren, a Notary Public in and for said County and State, the within named Anita K. Hopper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1984.

Richard H Warren
Notary Public
My Commission Expires: 1/15/86

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Echo Meadows as of record in Book 2331, page 64, said Register's Office, being described by a survey made by Ragan-Smith Associates, Inc., dated August 10, 1978, as follows:

Beginning at a point on the southeasterly margin of Blue Bird Drive, said point being the northwest corner of Lot No. 78; thence along margin of said Blue Bird Drive, N 48° 45' 41" E 150.00 feet to a point; thence S41° 09' 49" E 148.42 feet to a point; thence S 19° 46' 40" W 171.35 feet to a point; thence N 41° 13' 07" W 231.44 feet to the point of beginning.

Being the same property conveyed to Marvin Hopper Enterprises, Inc., by deed from Jere B. Warren and wife, Thrace T. Warren, as of record in Book 5222, page 677, Register's Office for Davidson County, Tennessee, and being the same property conveyed to J. Marvin Hopper by deed from Marvin Hopper Enterprises, Inc. of record in Book 6260, page 729, said Register's Office.

IDENTIF. REFERENCE

APR 2 3 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

11294 2

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

RECEIVED OF _____

FOR _____

BOOK 6262 PAGE 600

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
			260000.00- CAMT.	
			676.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	688.50-
			5375404/02/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 2 9 4 2

IDENTIF. REFERENCE

APR 2 3 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25233