pg 35

BOOK 6262 PAGE 601

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	91-14-91 FIELD BOOK NUMBER 8DA-35280
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 James Marvin Hopper to Vaden Lackey, Jr., Trustee, dated March 31, 1978 and recorded in Book 5268, page 119, Register's Office for Davidson County, Tennessee in favor of Fidelity Federal Savings and Loan Association which states that it secures a debt in the principal sum of $108,750.00, 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 $210,000.00 .

Robert S Frey Attorney
Affiant

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

Richard H Wardlaw
Notary Public
My Commission Expires: 1/19/86

04/02-538.50- CHECK

5376

3. The Plan of record in Book 332, page 127, said Register's Office shows no easements or setback lines.

4. An easement for sanitary sewers and/or storm drainage of record in Book 3888, page 853, and Book 3888, page 857, said Register's Office.

5. Unrecorded leases, if any, and rights of parties in possession.

6. Subject to any public utility easement located in the abandoned alley #1520.

7. General assignment of Present and Future leases of record in Book 5268, page 124, said Register's Office.

This is improved property, known as 5802 Charlotte Pike.

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: 1/19/86

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: 1/19/86

EXHIBIT A

Land in Davidson County, Tennessee, being Lots 2 and 3 on the Map of West Nashville Heights as of record in Book 332, page 127, said Register's Office, and the southerly half of a 12 foot alley #1520 closed by ordinance #67-102 of the Metropolitan Council described as follows:

Said ~~part of~~ Lots Nos. 2 and 3 and the southerly half of a 12 foot alley front 100 feet on the northerly side of Charlotte Pike and runs back 168.2 feet on the westerly line and 164.0 feet on the easterly line to a line in the rear which measures 100 feet thereon.

Being the same property conveyed to James Marvin Hopper and wife, Jane Hornsby Hopper, the said Jane Hornsby Hopper, having since died, by deeds from Searcy B. Page and wife, Mary M. Page of record in book 4066, page 199, and Book 4066, page 203, said Register's Office, and being part of a closed alley #1520, closed by Ordinance #67-102 of the Metropolitan Council.

IDENTIF. REFERENCE
APR 2 3 45 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

11294 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6262 PAGE 605

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

210000.00- CAMT
546.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 558.50-
5376A04/02/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 2 9 4 3

IDENTIF. REFERENCE

APR 2 9 45 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25234