CDBBK00170 05/24/84

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6299 PAGE 228

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s):
THE 3322 PARTNERSHIP c/o The Emery Partnership 3310 West End Avenue Nashville, Tennessee	Same	104-6-23

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, RUSSELL W. BROTHERS, JR. and DONALD T. BROTHERS ("Grantor"), has bargained and sold, and by these presents does tranfer and convey unto THE 3322 PARTNERSHIP, a Tennessee general partnership ("Grantee"), his heirs, successors, and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as

Land in Davidson County, Tennessee, being part of Lot No. 4 in the West End Land Company's Plan of West End Park, as of record in Book 161, page 47, Register's Office for said County, described as follows:

BEGINNING at the southeast corner of Lot No. 5 on said plan and the southwest corner of Lot No. 4 and in the northerly margin of what is known as Park Street; thence north 36° 45' east, with the west line of Lot No. 4, 205.8 feet to the southwest corner of the lot conveyed by Paul Roberts and wife to R. P. Crockett by deed of record in Book 356, page 393, said Register's Office; thence with the southerly line of said lot, south 53° 15' east 280 feet, more or less, to the northerly margin of Park Street; thence with the same westwardly 339 feet, more or less, to the point of beginning.

Being the same property conveyed to Grantor by deed of record Book 5604, page 496, said Register's Office.

Said property is unencumbered except by 1984 taxes, a lien but not yet due and payable, highway, roadway, and utility easements, applicable building and zoning laws, restrictive covenants of record in Book 168, page 340 and Book 341, page 593, said Register's Office, and leases and rights of parties in possession evidenced by instruments of record in Book 5380, page 281, Book 5605, page 878, and Book 5380, page 293, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and

3277

assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein setout. Grantor further covenants and binds himself, his heirs, representatives and successors to warrant and forever defend the title to the said land to Grantee, his heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters to which this conveyance is made subject.

Grantor also assigns to Grantee all Grantor's rights in and to any and all leases and subleases affecting said property including those enumerated above in favor of Shenanigan's, Inc. and Ruby Tuesday, Inc.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 24 day of May, 1984.

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $1,166,666.67.

David R Emmy
Affiant

Sworn to and subscribed before me this 24th day of May, 1984.

Claudia J. Ethridge
Notary Public

My Commission Expires:
10/28/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Russell W. Brothers JR, the within named bargainor(s), 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, at office, this 24th day of May, 1984.

Notary Public

My Commission Expires:

4-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Donald E. Brothers, the within named bargainor(s), 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, at office, this 24th day of May, 1984.

Notary Public

My Commission Expires:

4-20-86

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IDENTIF. REFERENCE

MAY 24 2 43 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6299 PAGE 231

FOR

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
		1,166,666.67 CONV.		

3033.42 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 3042.92-
9277A05/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

124356

IDENTIF. REFERENCE

MAY 24 2 44 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0038724