THIS INSTRUMENT PREPARED BY: Herbert R. Rich
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201
615/254-3341

BOOK 6330 PAGE 853

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
I.B. & R.J. ESKIND	SAME	
(NAME:)	(NAME:)	
6000 Dunham Springs Road		Map 103-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		Parcel 26427
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	LM

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, STRIKE 'N SPARE, INC., a Tennessee Corporation, the GRANTOR herein, has bargained and by these presents does transfer and convey unto IRWIN B. ESKIND and RICHARD J. ESKIND, the GRANTEES herein, their heirs and assigns, certain tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Land in the 8th Civil District of Davidson County, Tennessee, being a part of the tract marked "Reserved for Commercial and/or Apartment Development," and shown on the Plan of Hillwood Terrace Subdivision as of record in Book 2663, page 50, Register's Office for said County, and being described according to a survey made by Barge Waggoner and Sumner, Inc., Engineers, dated July 25, 1960, as follows: BEGINNING at a concrete monument in the south margin of White Bridge Road, opposite a turn into Brookwood Terrace; thence with a margin of White Bridge Road, North 63° 18' west 125 feet to an iron pin, at the northeast corner of the property being simultaneously conveyed to Strike 'N Spare, Inc., thence along the east line of the new conveyance to Strike 'N Spare, Inc., south 26° 42' west 327.5 feet to a point in the centerline of a 20-foot public utility and drainage ditch, shown on said recorded plan; thence with the centerline of the same, south 63° 18' east 150 feet to the west margin of Brookwood Terrace; thence with the margin of said Brookwood Terrace, north 26° 42' east 302.5 feet to the beginning of a curve; thence around said curve northwesterly 39.27 feet to the point of beginning.

Being the same property conveyed to Strike 'N Spare, Inc., by deed from White Bridge Building, Inc., of record in Book 3277, page 173, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in the 8th Civil District of Davidson County, Tennessee, being a part of the tract marked "Reserved for Commercial and/or Apartment Development" and shown on the Plan of Hillwood Terrace Subdivision, as of record in Book 2663, page 50, Register's Office for said County, and being described according to a survey made by Barge Waggoner and Sumner, Inc., Engineers, dated July 25, 1960, as follows: BEGINNING at an iron pin in the south right of way of White Bridge Road which point is 125 feet west of a concrete monument set at the beginning of a curve, into Brookwood Terrace; thence south 26° 42' west 327.5 feet to the centerline of a 20-foot public utility and drainage ditch, shown on said plan; thence with the centerline of same, north 63° 18' west 110 feet to a point at the southeast corner of the property conveyed to Strike 'N Spare, Inc., by deed from

Ervin M. Entrekin, Trustee, as of record in Book 2875, page 352, said Register's Office; thence along the east line of Strike 'N Spare, Inc.'s property, north 26° 42' east 327.5 feet to an iron pin in the south right of way of White Bridge Road; thence with the line of the same, south 63° 18' east 110 feet to the point of beginning.

Being the same property conveyed to Strike 'N Spare, Inc., by deed from Charles H. Warfield and wife, Martha H. Warfield, of record in Book 3103, page 187, said Register's Office.

TRACT 3:

Being in the 8th Civil District of said County and State, being part of a tract marked "Reserved for Commercial and/or Apartment Development", and shown on the Plan of Hillwood Terrace Subdivision, as of record in Book 2663, page 50, and described according to a copy of a survey thereof made February 2, 1959, by Barge Waggoner and Sumner, Inc., Engineers, as follows: BEGINNING at an iron pin in the south margin of White Bridge Road, which pin is 235 feet west of a concrete monument set at the beginning of a curve into Brookwood Terrace; thence leaving White Bridge Road, south 26° 42' west 327.5 feet to a point in the centerline of a 20-foot easement for a drainage and public utilities shown on said plan; thence along the center of said ditch and public utility easement, north 63° 18' west 300 feet to a point; thence north 26° 42' east 327.5 feet to an iron pin in the south margin of White Bridge Road; thence with the margin of said White Bridge Road, south 63° 18' east 300 feet to the point of beginning, containing 2.26 acres, more or less.

Being the same property conveyed to Strike 'N Spare, Inc., by deed from Ervin M. Entrekin, Trustee of record in Book 2875, page 352, said Register's Office.

TRACT 4:

Being a triangular parcel of land in the First Civil District, Davidson County, Tennessee, located in the southwest quadrant of Brookwood Terrace and the present White Bridge Road improved under Project No. 73-R-12, being that portion of land between said White Bridge Road and properties of Strike 'N Spare, Inc. and being more particularly described as follows:

Beginning at a point in the northwesterly margin of Brookwood Terrace at the southerly end of the westerly radius return into said Brookwood Terrace from White Bridge Road, said point being N 26° 42' E, 302.5 feet from the southeast corner to Strike 'N Spare, Inc. of record in Book 3277, page 173, Register's Office for Davidson County;

Thence, leaving said margin with a curve to the left 39.27 feet to a point, said curve having a radius of 25.00 feet, a central angle of 90° 00' and a tangent distance of 25.00 feet;

Thence, with the northerly line to properties of Strike'N Spare, Inc., N 63° 18' W, 535.0 feet to their northwest corner of record in Book 2875, page 352, R.O.D.C.;

Thence, with their northwesterly line extended N 26° 42' E 60 feet, more or less to a point, 40 feet southerly from the centerline of White Bridge Road as widened under Project No. 73-R-12;

Thence, with a line 40 feet southerly and parallel to said centerline with a curve to the left having a radius of 1478.39 feet, 80 feet more or less, to a point;

Thence, continuing with said line S 58° 21' 22" E, 455 feet more or less to a point;

Thence, with a radius return to the right having a radius of 34.00 feet, a central angle of 85° 03' 22", a tangent distance of 31.19 feet, with arc of said curve 50.47 feet to the northwesterly margin of Brookwood Terrace;

Thence, with said margin S 26° 42' W, 10 feet, more or less to the point of beginning.

Containing 0.46 acres, more or less.

Being the same property conveyed to Strike 'N Spare, Inc., by deed from Larry H. Snedeker, Trustee, of record in Book 5934, page 723, said Register's Office.

This unimproved ( ) is improved (X) property, known as 73 (House Number) White Bridge Rd. (Street), Nashville (P. O. Address: City or Town), TN 37205 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And GRANTOR/does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1984 taxes to be prorated as of the date of this deed.

And GRANTOR further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 3rd day of July, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

STRIKE 'N SPARE, INC.

BY: President

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 6330 PAGE 856

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

RUSH

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public

Commission Expires.....

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
JUL 3 2 37 PM '84
IDENTIF. REFERENCE
1 3 38 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Herbert R. Rich, a Notary Public of the State and County aforesaid, personally appeared Irwin B. Eskind, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Strike 'N Spare, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of July, 19 84.

Herbert R. Rich
Notary Public

Commission expires July 27, 1986.

603 07/03-7815.50- CHECK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6330 PAGE 857

The actual consideration for this transfer or value of property (whichever is greater) is $3000,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed
this 3rd day of July, 1984.

NOTARY PUBLIC

My Commission Expires: 7/27/86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6330 PAGE 858

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
	CO.	3,000,000.00	7800.00	CSTAX
			.50	PRFEE
			15.00	WDEED
				CHECK 7815.50-
			0603A07/03/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 8 4 3

IDENTIF. REFERENCE

JUL 3 2 37 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0049753