THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

| ADDRESS NEW OWNER AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Paul S. Cohn, Jr., et al. (NAME) | Same (NAME) | Map 71-2 |
| 2401 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 138, 139, 142 |
| Nashville, TN 37207 (CITY, STATE, ZIP CODE) | (CITY, STATE, ZIP CODE) | |

# WARRANTY DEED

6698 6393 PG 228

For and in consideration of the sum of Ten ($10.00) ----------
---------- DOLLARS
and other valuable consideration, the receipt of which is hereby acknowledged, BPC Enterprises, Inc., a Tennessee corporation,

has ~~bargained~~ and sold, and by these presents do transfer and convey unto ~~XXXXXX~~ Paul S. Cohn, Jr., Jack W. Kuhn, Shepard Schwartz, Barbara J. Kuhn, and Leon May

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described ~~XXXXXXXX~~ as set forth on Exhibit A, attached hereto and made a part hereof.

Said property is unencumbered, except as follows:

1. 1984 taxes.
2. Easement for Sanitary Sewers and/or Storm Drainage being 20 feet in width, granted to Metropolitan Government of Nashville and Davidson County, Tennessee, and located on Tracts #'s 1 & 2 and running generally in a north to south direction along the rear of said tracts, as of record in Book 4190, page 938, and Book 5036, page 247, Register's Office for Davidson County, Tennessee.
3. Possible easement for Old Lane along the northerly 20 feet of Tract #3, and possible easement for 12 foot alley along the westerly 12 feet of Tract #3 (reserved by instrument recorded in Book 754, page 253, R.O.D.C., TN), as shown on Plat by Ragan-Smith-Murphy & Associates, Inc. prepared for BPC Enterprises, Inc., dated March 12, 1984, as revised, Job No. 72-009.

unimproved ( X )
This is improved ( ) property, known as 2413 and 2419 Brick Church Pike (House Number) (Street)
(P. O. Address) Nashville, Tennessee 37207 (City or Town) (Zip Code)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of August, 19 84.

BPC ENTERPRISES, INC.

ATTEST: BY: Stanley Kuhn
President

Vice President

STATE OF TENNESSEE
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.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lillian K. Stamps, a Notary Public of the State and County aforesaid, personally appeared Paul C. Cohn, Jr. and Jack N. Furr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President and Vice President, respectively of the BPC Enterprises, Inc., the within named bargainor, a corporation, and that they as such President and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Paul C. Cohn, Jr. as such President and attesting the same by the said Jack N. Furr as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of August, 1984.

Lillian K. Stamps Notary Public

Commission expires My Commission Expires July 18, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 500,000
This is equal to or greater than the property would bring at a fair and voluntary sale.

Paul C. Cohn

Sworn to and subscribed before me this 14th day of August, 1984.

My commission expires My Commission Expires July 18, 1987 Notary Public Lillian K. Stamps

This instrument was prepared by:

Name Address

WARRANTY DEED

FROM

TO

I 54 6 7 8

IDENTIFICATION REFERENCE

Oct 5 3 06 PM '84

DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

Tract No. 1:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, described according to an unrecorded survey made by Ragan-Smith-Murphy & Associates, Inc., dated May 31, 1984, and more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Brick Church Pike at the common corner between the herein described tract and the northwest corner of Charlie M. Parrish Property, as of record in Deed Book 2195, page 597, R.O.D.C., Tn. Said iron pin also being 877 feet more or less, north of the north right-of-way of I-65 as measured along the easterly right-of-way of Brick Church Pike; thence, with the easterly right-of-way line of Brick Church Pike N 12° 49' 17" W, 100.00 feet to an existing pin at the southwesterly corner of KATHERINE AKIN MOSS & T. F. AKIN Property as of record in Deed Book 5027, page 234, R.O.D.C., Tn.; thence, with the common line of the herein described tract and Akin N 76° 04' 55" E, 152.49 feet to an existing concrete monument in the westerly line of BPC Enterprises, Inc., as of record in Deed Book 4746, page 237, R.O.D.C., Tn.; thence, with the westerly line of BPC Enterprises, Inc., S 11° 18' 50" E, 99.94 feet to an existing iron pipe at the northeasterly corner of Parrish; thence, with Parrish's north line S 76° 01' 30" W, 149.86 feet to the point of beginning, and containing 15,103 square feet or 0.347 acres, more or less.

Being the same property conveyed to BPC Enterprises, Inc. by deed of Edna Lee Wooley Smith, et al., of record in Book 6339, page 590, Register's Office for Davidson County, Tennessee.

Tract No. 2:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Map of the Second Plan of Brooklyn as recorded in Book 19, page 505, Register's Office for said County and being a tract of land in the First Civil District of Metropolitan Nashville, Tennessee and being Parcel 142 and part of Parcel 143 and described according to a survey by Ragan-Smith-Murphy & Associates, Inc. dated June 11, 1984, Job No. 72-094, as follows:

Beginning at an iron pin set on the easterly right-of-way line of Brick Church Pike at the southwesterly corner of Elsie Parrish property as of record in Deed Book 4358, page 939, R.O.D.C., Tn, said iron pin also being 677 ft., more or less, north of the north right-of-way of I-65 as measured along the easterly right-of-way line of Brick Church Pike; thence with the southerly line of Parrish N 76° 21' 06" E, 146.70 ft. to an existing iron pin at the south-easterly corner of Parrish and being on the westerly line of BPC Enterprises, Inc. as of record in Book 4746, page 237, R.O.D.C., Tn; thence with the westerly line of BPC Enterprises, Inc. S 11° 18' 50" E, 100.80 ft. to an iron pin set; thence S 76° 38' 18" W, 143.10 ft. to a point on the easterly right-of-way line of Brick Church Pike; thence with the easterly right-of-way line of Brick Church Pike N 13° 21' 42" W, 100.00 ft. to the point of beginning and containing 14,542 square ft. or 0.334 acres.

Being the same property conveyed to BPC Enterprises, Inc. by deed from Brick Church Investments Corporation, a Tennessee corporation, being one and the same entity as Brick Church Investments, Inc., of record in Book 6339, page 550, Register's Office for Davidson County, Tennessee.

EXHIBIT A

Tract No. 3:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being a part of Lot No. 2 on the Resubdivision of parts of Lots 5, 6 and 7 second Plan of Brooklyn as of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the Westerly line of BPC Enterprises, Inc. property as of record in Book 4746, Page 237, said Register's Office, which monument is the Northeasterly corner of Tract No. 1 described above; thence

1. With the Westerly line of BPC Enterprises, Inc. property North 11° 44' 11" West 20.74 feet to an existing iron pin in the southerly line of Katherin Akin Moss and Thomas Fowler Akin property as of record in Deed Book 5027, Page 234, said Register's Office; thence

2. With the common line between Akin and BPC Enterprises, Inc. South 86° 57' 49" East 472.31 feet to a point on the Westerly right-of-way line of Interstate-65; thence

3. With the Westerly right-of-way line of I-65, South 5° 56' 40" West 296.50 feet to an iron pin set at the common corner of Lots 1 and 2 of the above noted Resubdivision of Lots 5, 6 and 7 second Plan of Brooklyn; thence

4. With the common line between Lots 1 and 2, North 84° 03' 20" West 44 feet to an iron pin set; thence

5. South 5° 56' 40" West 23.21 feet to an iron pin set; thence

6. South 75° 53' 30" West 318.98 feet to an iron pin set in the Easterly line of property of Brick Church Investments, Inc., by Deed of record in Deed Book 5884, Page 236, R.O.D.C., TN; thence

7. With the Easterly line of Brick Church Investments, Inc., North 11° 18' 50" West 103.08 feet to an existing iron pin; thence

8. North 11° 18' 50" West 100 feet, more or less, to an existing iron pin at the Southeasterly corner of Elsie Parrish as of record in Book 4358, Page 939, said Register's Office; thence

9. With the Easterly line of Elsie Parrish, BPC Enterprises, Inc. North 11° 44' 11" West, 200.31' to the point of beginning.

Being a part of the same property conveyed to BPC Enterprises, Inc. by Deed recorded in Deed Book 4746, Page 237, R.O.D.C., TN.

Tracts No. 2 and 3 are described together as follows:

A tract of land in the First Civil District Metropolitan Nashville-Davidson County, Tennessee and being Lot No. 2 on the Resubdivision of Parts of Lots 5, 6, and 7 second Plan of Brooklyn as of record in Book [illegible], Page [illegible], Register's Office Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Brick Church Pike at the southwesterly corner of Elsie Parrish as of

record in Deed Book 4358, Page 939, R.O.D.C., TN., said iron pin being approximately 1233 feet north of the center line of West Trinity Lane as measured along the easterly right-of-way line of Brick Church Pike; thence,

1. With the south line of Elsie Parrish N 76° 19' 21" E, 146.70 feet to an existing iron pin; thence,

2. With the easterly ling of Elsie Parrish, B.P.C. Enterprises, Inc. and part of Akin property N 11° 44' 11" W, 221.05 feet to an existing iron pin in the southerly line of Katherine Akin Moss and Thomas Fowler Akin as of record in Book 5027, Page 234, R.O.D.C., TN.; thence,

3. With the south line of Akin S 86° 57' 49" E, 472.31 feet to an iron pin set on the westerly right-of-way line of Interstate 65; thence,

4. With the westerly right-of-way line of Interstate 65 S 5° 56' 40" W, 296.50 feet to an iron pin set at the common corner of Lots 1 and 2 of the above noted Resubdivision of Lots 5, 6, and 7 second Plan of Brooklyn; thence,

5. With the common line between Lots 1 and 2 N 84° 03' 20" W, 44.0 feet to an iron pin set; thence,

6. S 5° 56' 40" W, 23.21 feet to an iron pin set; thence,

7. S 75° 53' 30" W, 318.98 feet to an iron pin set in the easterly line of Brick Church Investments, Inc.; thence,

8. With the easterly line of Brick Church Investments, Inc. N 11° 18' 50" W, 103.08 feet to an existing iron pin; thence,

9. With the north line of Brick Church Investments, Inc. S 76° 35' 47" W, 143.10 feet to an iron pin on the easterly right-of-way line of Brick Church Pike; thence,

10. With the easterly right-of-way line of Brick Church Pike N 13° 35' 04" W, 100.0 feet to the point of beginning and containing 162,994 Square Feet or 3.742 Acres.

Being a part of the same property conveyed to BPC Enterprises, Inc. by Deed recorded in Book 4746, Page 237, R.O.D.C., TN and all the same property conveyed to BPC Enterprises, Inc. by deed recorded in Book 6339, Page 550, R.O.D.C., TN.

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6398 PAGE 233

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 500000.00- | CAMT. |
| | | | 1300.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 15.00 | WDEED |
| | | | | CHECK 1315.50- |
| 6646A | 10/05/84 | | | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 8 7 8

IDENTIF. REFERENCE

DEC 5 3 08 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0074996