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BOOK 6485 PAGE 723

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

GENERAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Winners Corporation 101 Winners Circle Maryland Farms Brentwood, Tennessee 37027	Same	Part of 19-11

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, ROY C. FLOWERS, a single man ("Grantor"), has bargained and sold, and by these presents does tranfer and convey unto WINNERS CORPORATION, a Tennessee corporation ("Grantee") its successors, and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A.

Being part of the same property conveyed to Grantor by deed of record Book 5358, page 95, Register's Office of Davidson County, Tennessee.

Said property is unencumbered except as follows:

a. 1985 taxes, a lien but not yet due and payable;

b. Matters shown on plat of record in Book 6200 page 178, said Register's Office.

c. Easements of record in Book 6250 page 114, said Register's Office and conveyed in Book 6382 page 759, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and 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 and representatives to warrant and forever defend the title to the said land to Grantee its successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters to which this conveyance is made subject.

Witness Grantor's hand this 1st day of February, 1985.

Roy C. Flowers

8259 02/01 379.94- CHECK
18615
IDENTIF. REFERENCE
FEB 1 11 27 AM '85
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $219,375.00.

Affiant

Sworn to and subscribed before me this 1st day of February, 1985.

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, ROY C. FLOWERS, 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 1st day of February, 1985.

Notary Public

My Commission Expires:

4-20-86

EXHIBIT A

A tract of land in the Second Civil District - Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee and being Lot No. 1 on the plan entitled Section 13, Revised, Northgate Park as of record in Book 6200, page 178, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at an iron pin set on the northwesterly R.O.W. line of Long Hollow Pike. To reach the point of beginnin, start at an existing iron pin on the northwesterly R.O.W. line of Long Hollow Pike at the northeasterly end of the northeasterly return curve at East Cedar Street and Long Hollow Pike; thence, with the northwesterly R.O.W. of Long Hollow Pike with a curve to the left (radius 1390.39') northeasterly a distance of 359.05 feet to an existing concrete highway monument and having a chord bearing and distance of N 42° 15' 48.5" E 358.052; thence, continuing with the northwesterly R.O.W. line of Long Hollow Pike, N 34° 51' 56" E, 31.91 feet to the point of beginning; thence,

1. With a line severing the property of which this is a part, N 55° 12' 58" W 249.39 feet to an iron pin set in the easterly line of Lot No. 1, Section II, Northgate Park as of record in Book 6250, page 114, R.O.D.C., Tennessee; thence,

2. With the easterly line of Lot No. 1, Section II, N 38° 41' 35" E 140.67 feet to an existing iron pin; thence,

3. With the southerly line of Lot 1, Section II, S 55° 08' 04" E 240.00 feet to an iron pin on the northwesterly R.O.W. line of Long Hollow Pike; thence,

4. With the northwesterly R.O.W. line of Long Hollow Pike, S 34° 51' 56" W 140.00 feet to the point of beginning and containing 34,300 square feet or 0.79 of an acre.

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

RECEIVED OF BOOK 6485 PAGE 726

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

219375.00- CAMT.
570.44 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 579.94-
6259A02/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8.0.6.1.5.

IDENTIF. REFERENCE

FEB 1 11 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105743