THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Mail
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6511 PAGE 918

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Century Services, a Tenn. General Partnership	Same as new owner	Map 83-5 Parcel 174 19W-18215

P.O. Box 588, Goodlettsville, TN. 37072

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MRS. GILES COUNTRY KITCHEN OF TENNESSEE, INC., a Tennessee corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said CENTURY SERVICES, a Tennessee General Partnership consisting of Jim Bale and Wayne Grubbs, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain lot or parcel of land identified as Lot 174 of the resubdivision of Tract 2 on the Plan of the subdivision of the Patrick O'Donnell Lands, of record in Plat Book 2, page 37, Chancery Court at Nashville, described according to a survey of Ray G. Cole, Surveyor No. 924 dated January 7, 1985, as follows:

BEGINNING at a point in the southerly margin of Mansfield Avenue, said point being South 83° 58' 32" East a distance of 90 feet from the original northwest corner of Tract 2 of the Subdivision of the Patrick O'Donnell Lands, of record in Plat Book 2, page 37, Chancery Court at Nashville; thence with the same margin of said Avenue, South 83° 58' 32" East 50.00 feet to an iron pin; thence South 6° 45' 15" West 179.92 feet to an iron pin in the northerly margin of an alley; thence with said margin of said alley, North 84° 40' 46" West 50.00 feet to an iron pin; thence North 6° 45' 00" East 180.43 feet to an iron pin, marking the point of beginning and containing 9,004.38 square feet, more or less.

Being a part of the same property conveyed to Mrs. Giles Country Kitchen of Tennessee, Inc., by deed from Jimmy R. Nelson and wife, Janice Nelson, of record in Book 6406, page 456, Register's Office, Davidson County, Tennessee.

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.

3335

And the GRANTOR, does covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1985 State and County taxes, prorated and assumed in full by Grantees.

And the GRANTOR, does further covenant and bind itself, its successors 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.

WITNESS its hand on this the 27th day of February, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MRS. GILES COUNTRY KITCHEN
OF TENNESSEE, INC.

By: Garland E. Parker
GARLAND PARKER, as
Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, peraonally appeared GARLAND PARKER, with whom I am personally acquainted and who upon oath acknowledged himself to be Vice-President, respectively of MRS. GILES COUNTRY KITCHEN OF TENNESSEE, INC., the within bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Vice-President.

WITNESS my hand and official seal, this the 27th day of February, 1985.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $8,000.00.

Affiant

Sworn to and subscribed before me, this the 15th day of March, 1985.

NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

1897.14

IDENTIFICATION REFERENCE

MAR 10 8 47 AM '85

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6511 PAGE 921

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

8000.00 CAMT
20.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 30.30-
9336A03/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 7 1 4

IDENTIF. REFERENCE

MAR 18 8 47 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 116500