WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideratrions, the receipt of which is hereby acknowledged, we, CASA GALLARDO, INC., a Missouri Corporation, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto George Sampson, Trustee, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in the 1st, formerly the 8th, Civil District of Davidson County, Tennessee, being Lot No. 1, on the Plan of Lions Head Village West, Section Two, as of record in Book 5190, page 445, Register's Office for said County, described as follows:

BEGINNING at a monument in the northeasterly margin of White Bridge Pike, said monument placed at the southwesterly corner of Lions Head Village of record in Book 5210, page 200, said Register's Office for Davidson County, Tennessee; and also being located 595 feet, more or less, west of the intersection of White Bridge Pike and Post Place; thence with the said margin of said Pike North 54°00' West 241.00 feet to a brass cap in the easterly margin of a joint access easement; thence with said access easement North 36°00' East 48.59 feet to an iron pin, the beginning of a curve to the left, having a radius of 105.47 feet, a central angle of 33°10', a tangent of 31.41 feet, a distance of 61.06 feet to an iron pin; thence continuing with said margin of said access easement and a curve to the right having a radius of 25.00 feet, a central angle of 83°25' a tangent of 22.28 feet, a distance of 36.40 feet to an iron pin; thence continuing with said joint access easement, North 86°14' East 83.72 feet to an iron pin, the beginning of a curve to the right having a radius of 349.10 feet, a central angle of 15°20' a tangent of 47.00 feet, a distance of 93.44 feet to an iron pin in the westerly line of Lions Head Village, of record in Book 5210, page 200, said Register's Office for Davidson County, Tennessee; thence with the said westerly line of Lions Head Village, South 11°35' West 266.00 feet to the point of beginning, and containing 0.932 acres, more or less.

BEING the same property conveyed to CASA GALLARDO, INC., a Missouri Corporation by deed from Joe C. Davis, William R. Deloache, Jr., and Lyt C. and Leona D. Anderson, Partners D/B/A A-D-H PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 5846, page 727, Register's Office for Davidson County, Tennessee.

TOGETHER with a NON-EXCLUSIVE joint access easement lying to the north and west of the property hereindescribed, and as shown on the Plan of Lions Head Village West, Section Two, of record in Book 5190, page 445, Register's Office for Davidson County, Tennessee, and together with a Cross Parking Agreement by and between A-D-H and Dayton-Hudson Corporation of record in Book 5663, page 325, said Register's Office.

SUBJECT TO easements, restrictions and convenants of record, if any.

unimproved ( )
This is improved (X) property, known as 24 White Bridge Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and we do covenant with the said GRANTEE the 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS our hand this 27th day of December, 1985.

CASA GALLARDO, INC., a Missouri Corporation

By: Ronald N. Magruder
Ronald N. Magruder, President

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, Jody Glanville, a Notary Public within and for the State and County aforesaid, personally appeared Ronald N. Magruder with whom I am personally acquainted and who upon oath acknowledged himself to be the President of CASA GALLARDO, INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ronald N. Magruder as such President.

Witness my hand and official seal at office at Orlando, Florida on this the 27th day of December, 1985.

Jody Glanville
Notary Public
My Commission Expires:

Notary Public State of Florida at Large
My Commission expires June 14, 1988
Bonded by General Insurance Underwriters

64840

IDENTIFICATION REFERENCE

FELIX N. KNIGHT, CLERK
ORANGE COUNTY, FLA.

DEC 30 3 32 PM 1985

MAIL ENV.

THIS INSTRUMENT PREPARED BY -
Martin N. Goldsmith
6100 Lake Ellenor Drive
Orlando, Florida 32809

Address new owners as follows:	Send tax bills to:	Map-Parcel No.
George Sampson, Trustee c/o Copper Cellar Corporation P. O. Box 4106 Knoxville, TN 37921	SAME	103-14 117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $725,000.00.

Michael D. Chase
Affiant

Subscribed and sworn to before me, this 30th day of December, 1985.

Kerry L. Schaffner
Notary Public

My Commission Expires: 10-19-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

97500.00- [illegible]
2535.00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 5041[illegible]
1131A12/30/85 3M .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64840

IDENTIFICATION REFERENCE

DEC 30 3 12 PM '85

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 206004