BOOK 6838 PG 767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 1986

Notary Public

MY COMMISSION EXPIRES 5-24-86

THIS INSTRUMENT WAS PREPARED BY

LAWYERS TITLE OF MIDDLE TENNESSEE, INC. 111 Union Street Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	TREETOP ENTERPRISES, INC (NAME)	
Treetop Enterprises, Inc. (STREET ADDRESS OR ROUTE NUMBER)	5100 LINBAR DR (STREET ADDRESS)	Map 95-11 #124
5100 LINBAR DR NASHVILLE, TN 37211 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	3D,Z-8763

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M. LYNN GARRETT and wife, GLADYS S. GARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TREETOP ENTERPRISES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

(SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION)

GRANTOR herein warrants and covenants that GRANTOR will not buy, sell, lease or otherwise make available any land either now controlled by GRANTOR or acquired subsequent to the date of this deed, within one city block or 1,000 lineal feet, whichever is greater, of the demised premises for use for restaurant or food service purposes for a period of 50 years from the date hereof. This covenant shall be binding upon GRANTOR, his successors, assigns or beneficiaries. GRANTOR does further agree that he will not convey any parcel of land within the restricted area except by lease or deed containing restrictive covenants equivalent to the above, which fully protect GRANTEE'S interest herein. Any subsequent purchaser or lessee under the GRANTOR herein does hereby agree to be bound by these same provisions and agrees that the foregoing covenant is attached to and running with the land.

94902

IDENTIFICATION REFERENCE

APR 25 1 39 PM '86

FEE $ 2.00 REGISTER DAVIDSON COUNTY, TN

RECEIVED

unimproved (X)
This is improved ( ) property, known as _____ (House Number) _____ (Street) _____ (P.O. Address) _____ (City or Town) _____ (Postal Zip)

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. 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.

Witness our hands this 25th day of April, 1986

M. LYNN GARRETT

GLADYS S. GARRETT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. LYNN GARRETT and wife, GLADYS S. GARRETT

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April 1986

Commmission expires 5-24-86

Marianne W. Jenkins
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

M. LYNN GARRETT and wife,

GLADYS S. GARRETT

TO

TREETOP ENTERPRISES, INC.

Furnished by:
Lawyers Title of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

EXHIBIT "A"

BEING a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the M. Lynn Garrett Property as of record in Deed Book 3279, Page 129, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at a point in the northerly margin of Elm Hill Pike (120' R-O-W), said point being the southeast corner of Lot One The Atrium, Phase One as of record in Book 5200, Page 338, Register's Office for Davidson County, Tennessee, said point also being the southwest corner of the property herein described; thence with said margin of Elm Hill Pike, N. 84 deg. 27' 22" E. a distance of 70.00 feet to a point; thence N. 12 deg. 04' 42" E. a distance of 273.18 feet to a point; thence N. 77 deg. 48' 30" W. a distance of 71.10 feet to a point; thence S. 11 deg. 19' 23" W. a distance of 301.97 feet to the point of beginning and containing 0.45 acres of land more or less.

BEING the same property conveyed to M. Lynn Garrett and wife, Gladys S. Garrett by deed from E.C. Vinson and wife, Mary Y. Vinson of record in Book 3279, Page 129, Register's Office for Davidson County, Tennessee.

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

1 2000.00- CAMT
291.20 CSTAX
.50 PRFEE
9.00 WDEED
CASH 300.70-
7095A04/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94902

IDENTIFICATION REFERENCE

APR 25 1 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241089