THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 6883 PAGE 285

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grand Ole Market, Inc. (NAME)	Charter Development (NAME)	Map 106-3
2500 Nillsboro Rd (STREET ADDRESS OR ROUTE NUMBER)	2500 Nillsboro Rd (STREET ADDRESS)	Parcel 22 &
Nashville, Tn 37212 (CITY) (STATE) (ZIP)	Nashville, Tn 37212 (CITY) (STATE) (ZIP)	part of Parcel 23

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- Dollars,

cash in hand paid by GRAND OLE MARKET, INC., and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

CHARTER DEVELOPMENT COMPANY

have this day bargained and sold, and do hereby transfer and convey unto the said GRAND OLE MARKET, INC.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

0921.3

IDENTIFICATION REFERENCE

JUN 11 8 42 AM '86

FELIX Z. WILLIAMS II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me this the 9th *day of* June, 19 86

My commission expires: 5-20-87 (Affix Seal)

Affiant [signature]

Notary Public [signature]

NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

unimproved ( )
This is improved ( ) property, known as 1415 Nolensville Road Nashville, TN
(House Number) (Street) P.O. Address: (Unincorporated Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 9th *day of* June, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHARTER DEVELOPMENT COMPANY

By: [signature]
J. J. Marek, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

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

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* J. J. Marek, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Charter Development Company, *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 6th *day of* June, *19*86.

Judy A Dobbs *Notary Public*

Commission expires 5-20-87

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

FROM

CHARTER DEVELOPMENT COMPANY

TO

GRAND OLE MARKET, INC.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Tract 1:

Land in the Third Civil District of Davidson County, Tennessee, being part of Lot 6 on the Plan of the Edward Trabue Lands, as of record in Minute Book 1, page 190, of the United States Circuit Court at Nashville, Tennessee, and being a 0.041 triangular shaped parcel described according to a survey of Ragan-Smith-Murphy & Associates, September 4, 1985, revised May 21, 1986, Job No. 85-105, as follows:

Beginning at a point in the West right-of-way of Spence Lane approximately 100 +/- feet South of the center line of Elm Hill Pike and being the corner of the Jamie H. Lewis; thence South with the right-of-way of Spence Lane, following a curve to the left, having a radius of 7 deg. 53' 07", a radius of 581.24 feet, a tangent of 40.06 feet, a chord of 79.93 feet, a chord bearing of South 14 deg. 13' 42" East a length of 79.99 feet to a point; thence leaving the right-of-way, South 88 deg. 01' 46" West 48.04 feet to a corner of the Jamie H. Lewis tract; thence North 19 deg. 43' 07" East 84.06 feet with the Lewis East property line to the right-of-way of Spence Lane and being the point of beginning, containing 1,803 square feet or 0.041 acre.

Being the same property conveyed to Charter Development Company, by deed from Robert J. Baltz, Jr., et al., of record in Book ____, page ___, Register's Office of Davidson, County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 6 of the Trabue Lands, as of record in Minute Book I, pages 190 and 191, in the United States Circuit Court, described as follows:

Beginning at a point in the southerly margin of Elm Hill Pike, said point being the northeast corner of Lot No. 2 on the Plan of a resubdivision of part of Lot No. 6 on the Plan of the Edward Trabue Property, of record in Book 4660, page 88, Register's Office for Davidson County, Tennessee; thence southwardly along the easterly line of said Lot No. 2, a distance of 150 feet to a point in said line; thence leaving said line along the northerly line of the property conveyed to Robert J. Baltz, Jr., et al., by deed from Jamie Harding Lewis, et al., of record in Book 5728, page 399, Register's Office for Davidson County, Tennessee, North 88 deg. 00' 32" East 121.88 feet to a point, in the easterly line of the property conveyed to Robert J. Baltz, Jr., et al., by deed from R. O. Rollins, Sr., et ux., of record in Book 4241, page 719, Register's Office for Davidson County, Tennessee; thence northwardly along the westerly line of the aforesaid Baltz, et al., tract, a distance of 82 feet, more or less, to a point in the westerly margin of Spence Lane; thence northwardly along the westerly margin of Spence Lane, 30.45 feet, more or less, to a point, the beginning of a curve to the left; thence northwestwardly around said curve, 37.23 feet to a point, in the southerly margin of Elm Hill Pike; thence westwardly along the southerly margin of Elm Hill Pike, 56.96 feet, more or less, to the point of beginning.

Being the same property conveyed to Charter Development Company, by deed from M. W. Honeycutt and wife, Deborah F. Honeycutt, of record in Book ____, page ___, Register's Office of Davidson, County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6883 PAGE 288

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

130000.00- CAMT.
338.00 CSTAX
.50 PRFE
9.00 WDED
CHECK 347.50-
3996A06/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

092 I. 3.

IDENTIFICATION REFERENCE

JUN 11 8 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257605