WARRANTY DEED

Name & Address of Owner(s):	Mortgagee:	Tax Map & Parcel:
Gary R. Hernandez & wife Rita M. Hernandez 5758 Clover Hill Drive Brentwood, TN 37027	None	Map 118-8 Parcel 37 6DA-24755

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid to Bi-Rite Foods, Inc., a Tennessee corporation ("Grantor"), the receipt of which is hereby acknowledged by Grantor, and other good and valuable consideration, Grantor has this day bargained and sold and does hereby transfer and convey until Gary R. Hernandez and wife, Rita M. Hernandez ("Grantees"), their heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 204 on the Map of Grandview Heights Addition, as of record in Book 161, Pages 14 and 15, Register's Office for said County.
>
> Said Lot No. 204 fronts 50 feet on the westerly side of Cruzen Street and runs back between parallel lines 150 feet to an alley.
>
> Being part of the property conveyed to Bi-Rite Foods, Inc., by Quitclaim Deed from James H. Gamble and wife, Frankie N. Gamble, of record in Book 6921, Page 127, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantees, their heirs and assigns, in fee simple forever. Grantor covenants that it is lawfully seized and possessed of said real property in fee simple and has a good right to convey it, and that the said property is unencumbered.

Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said real property to said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer this 8 day of December, 1986.

BI-RITE FOODS, INC.

By: _____

Title: _____

71368

IDENTIFICATION REFERENCE

Dec 9 3 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Darrell L. West, a Notary Public of the state and county aforesaid, personally appeared Riley G. Fulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President — of Bi-Rite Foods, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

Witness my hand and seal at office, this 8 day of December, 1986.

Darrell L. West
Notary Public

My Commission Expires:

1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me, this 9 day of December, 1986.

Darrell L. West
Notary Public

My Commission Expires:

10-8-90

This is unimproved property known as 2321 Cruzen Street, Nashville, Tennessee.

This Instrument Prepared by:

Darrell L. West
303 Church Street, Suite 102
Nashville, Tennessee 37201

Mail

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

RECEIVED OF _____

FOR _____

BOOK 7064 PAGE 424

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

[illegible] PAID
[illegible] POSTAGE
.50 [illegible]
[illegible]
[illegible] TOTAL
0249:12/30/86 [illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71368 IDENTIFICATION REFERENCE
Dec 9 3 04 PM '86
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 21021