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WARRANTY DEED

Map 106-3
Parcel 22 and part of Parcel 23

THIS DEED, made and entered into this 18th day of December, 1986, by and between Grand Ole Market, Inc., a Tennessee corporation with its principal office at 5722 Hickory Plaza, Suite B-4, Nashville, Tennessee 37211, hereinafter referred to as "Grantor", and Douglas O. Herndon, hereinafter referred to as "Grantee".

W I T N E S S E T H:

FOR AND IN CONSIDERATION OF Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), the receipt of which is hereby acknowledged, Grantor has bargained and sold and by these presents does hereby grant and convey unto Grantee, his successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

See EXHIBIT A

Said property is conveyed subject to:

(1) Any mineral rights which Grantor does not have the right to convey;

(2) Easements and rights of way of record;

(3) Any applicable governmental regulations or planning and zoning regulations relating to the said property, including those affecting its use, improvements, enjoyment or maintenance, restrictive covenants of record, and all other agreements and restrictions of record, of which Grantee agrees, for themselves, its successors and assigns, to abide by and not to violate;

(4) All other matters of record.

TO HAVE AND TO HOLD, the above-described property together with all privileges and appurtenances thereto belonging unto the Grantee, its successors and assigns, with covenant of general warranty, except as to the matters listed above.

WITNESS the signature, the day and date first-above written.

GRAND OLE MARKET, INC.

By: Douglas O Herndon

Its: Pres

Property Address:

1445 Elm Hill Pike
Nashville, Tn
37210

7.6.7.9.4.

IDENTIFICATION REFERENCE

Dec 29 2 34 PM '86
FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 350,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29th DAY OF Dec 1986.
Deputy Register

STATE OF TENNESSEE)
COUNTY OF Davidson) SS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas D. Herndon with whom I am personally acquainted, and who upon oath acknowleged him self to be the President of Grand Ole Market, Inc., 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 himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 18th day of December, 1986.

NOTARY PUBLIC

My commission expires: 5/13/89

WARRANTY DEED PREPARED BY:

Scott C. Williams
Vice President and Assistant General Counsel
Commerce Union Bank, One Commerce Place
Nashville, Tennessee. 37219

Send tax notices to:

Douglas Herndon
6016 Landmark Place
Brentwood, TN
37027

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 1, 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 _____

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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

[illegible] DEED
900. 00 CO TAX
.50 MISC
2.00 WD
CHECK 902.50
144 12/29/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.7.9.4.

IDENTIFICATION REFERENCE

Dec 29 2 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No27134