This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

6810

BOOK 7549 PAGE 332

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Richard Militana & wife,	New Owners	Map: 120-1
Diana Militana		Group:
1310 Chickering Road		Parcel(s): 154
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, T & S ENTERPRISES, a Tennessee general partnership composed of Thomas B. Ruffin and William C. Ruffin, III (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD MILITANA and wife, DIANA MILITANA (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 1210 Murfreesboro Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2ND day of MAY, 1988.

T & S ENTERPRISES,
a Tennessee general partnership

By: _____
Thomas B. Ruffin
General Partner

By: _____
William C. Ruffin, III
General Partner

32301

IDENTIFICATION REFERENCE

MAY 20 12 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9192 05/20 0101 03CHECK 1692.50

STATE OF FLORIDA

COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Thomas B. Ruffin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of May, 1988.

Mary Colleen Hart
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: JAN. 1, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William C. Ruffin, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of May, 1988.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 1988.

Notary Public

My Commission Expires: 1/10/89

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being Lot No. 1, Stardust Commercial Park, Section 2, as of record in Plat Book 5200, page 454, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of Murfreesboro Pike, 615 feet, more or less, from the centerline of Jupiter Drive; thence, along Murfreesboro Pike, N 48° 49' W, 50.15 feet to an iron pin; thence, leaving Murfreesboro Pike, N 45° 41' E, 277.70 feet; thence, N 03° 48' E, 462.90 feet to an iron pin; thence, S 84° 09' E, 188.60 feet to a concrete monument; thence, S 03° 48' W, 672.56 feet; thence, N 48° 49' W, 235.53 feet; thence, S 45° 41' W, 220.00 feet to the point of beginning.

Being the same property conveyed to T & S Enterprises by deed from Nashville Consolidated Warehouses, Inc., a Tennessee corporation, of record in Book 5949, page 361, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

TITLE EXCEPTIONS

1. Taxes for 1988, which have been prorated and assumed by the Grantee.

2. Common Driveway Easement Deed, of record in Book 5260, page 943, Register's Office for Davidson County, Tennessee.

3. Easement granted Mrs. Evelene U. E. Wells, her successors and assigns, by agreement between Otto Uthman and wife, and Mrs. Evelene U. E. Wells, dated August 19, 1949, filed August 19, 1949, and recorded in Book 1733, page 358, Register's Office for Davidson County, Tennessee, to pass and re-pass along private drive-way between the Murfreesboro Pike and the point of the entrance to the carport of garage of grantee.

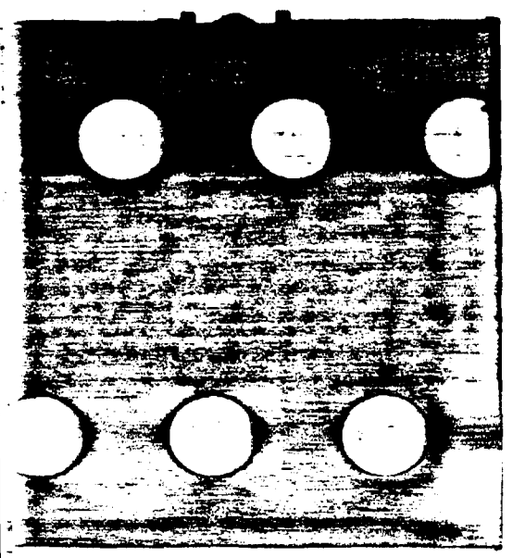
4. Right granted Mrs. Evelene U. E. Wells, her successors and assigns, by agreement between Otto Uthman and wife, and Mrs. Evelene U. E. Wells, dated August 19, 1949, filed August 19, 1949, and recorded in Book 1733, page 358, Register's Office of Davidson County, Tennessee, to maintain the water tap and water line which is in existence on the date of this instrument and which supplies water to grantee, and the right to lay, maintain, operate and remove such water pipes, meters and incidental equipment through the over property of grantor as may be necessary to adequately supply water to grantee.

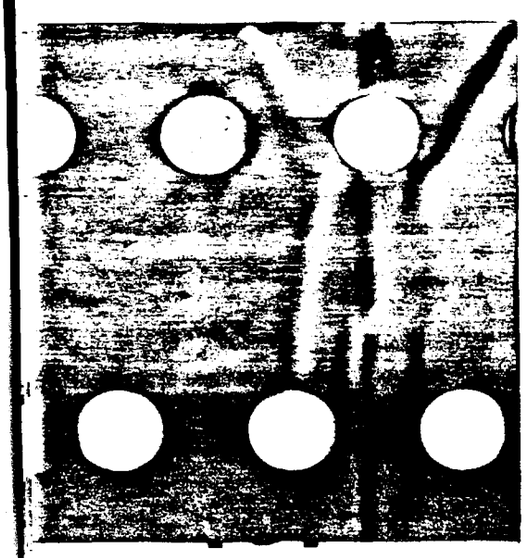
5. Conditions of an owners certificate, joint access and common drive-way easement, a 60-foot minimum building setback line along the east, north and west property lines, and an easement for public utility and drainage purposes and drive-way along the southwesterly line of said lot as shown on the Plan of record in plat Book 5200, page 454, Register's Office for Davidson County, Tennessee.

6. Agreement for dedication of easement for Sanitary Sewers and/or Storm drainage between Marth Uthman and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3827, page 776, Register's Office for Davidson County, Tennessee.

7. Deed of Declaration Establishing Joint Access and Common Driveway Easement, of record in Book 5260, page 929, Register's Office for Davidson County, Tennessee.

8. Restrictions agsint use contained in Restaurant Operator's License Agreement of record in Book 6467, page 940, Register's Office for Davidson County, Tennessee, as modified by letter dated April 22, 1988, and being recorded simultaneously herewith.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7549 PAGE 336

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
600000.00
CON TX 1680.00
PRFEE 0.50
WDEED 12.00
TOTAL 1692.50
CHECK 1692.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/20/88 01 12:19 0001 9192

32301

IDENTIFICATION REFERENCE

MAY 20 12 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93376