Mail

PREPARED BY: MILTON W. SMITH, JR., Atty.
4301 Hillsboro Rd., Suite 330
Nashville, TN 37215

MORTGAGEE: NONE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SPARTAN RESTAURANTS, INC.		MAP 86
NAME: P. O. Box 3168	NAME: (Same)	PARCEL 170
(STREET ADDRESS OR ROUTE NUMBER) Spartanburg, SC 29304	(STREET ADDRESS)	4D-05322
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

------Ten and 00/100----------

FOR AND IN CONSIDERATION of the sum of

----------($10.00)---------- *Dollars.*

cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

6807 09/14 0101 03CHECK 1148.00

BOOK 7651 PAGE 609

Bobby G. Lawson and Clell W. Smith, hereinafter called GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said SPARTAN RESTAURANTS, INC., a Delaware Corporation, hereinafter called Grantee, its

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 3 on the land of B. F. Gleaves, deceased, of record in minute Book 5, pages 70 and 71, County Court Clerk's Office for said County as described in "Exhibit A" attached hereto.

Being the same property conveyed to GRANTOR by deed from Laster Reece, Inc., a Tennessee corporation, of record in Book 7449, page 381, Register's Office for said County.

Said property is commercial property and has never been used by either GRANTOR as a personal residence.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 345,000.00

Subscribed and sworn to before me, this the 9th day of September, 1988

Affiant

My commission expires 1-10-89
(Affix Seal)

Notary Public

REGISTER'S OFFICE DAVIDSON COUNTY TENN.

unimproved( )
This is improved (X) property, known as 5775 Old Hickory Blvd., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its

(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,* except for 1988 property taxes which have been prorated and payment thereof assumed by Grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, 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.

Witness our *hand* s *this* 9th *day of* September, 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BOBBY G. LAWSON

CLELL W. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7651 PAGE 610

Personallly appeared before me, the undersigned *a Notary Public in and for said County and State,* BOBBY G. LAWSON and CLELL W. SMITH *the within named bargainor,* S *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 9th *day of* September *19* 88

Karen A. Harris *Notary Public*

Commission expires 1-10-89

KAREN A. HARRIS NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, *a Notary Public of the State and County aforesaid, personally appeared* *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* *self as*

Witness my hand and seal, at office in *this* *day of* *19*

Notary Public

Commission expires

WARRANTY DEED
FROM
TO

Compliments of
Colonial Title Company
Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

EXHIBIT "A"

BEING part of Lot No. 3 on the land of B.F. Gleaves, deceased, as of record in Minute Book 5, Pages 70 and 71, County court Clerk's Office for said County and described as follows:

BEGINNING at an iron pin in the Westerly margin of Old Hickory Boulevard, said point being located North 1 deg. 27 min. East 240 feet from a concrete monument in the Northerly right of way line of Interstate I-40; thence with the Westerly margin of Old Hickory Boulevard, North 1 deg. 27 min. East 6.8 feet to a concrete monument; thence North 3 deg. 51 min. West 193.2 feet to an iron pin; thence leaving said margin of Old Hickory Boulevard, North 88 deg. 33 min. West 200.6 feet, more or less, to an iron pin; thence South 3 deg. 51 min. East 200 feet to an iron pin in the Northerly line of land now or formerly of Phillips Petroleum Co.; thence with the Northerly line of said Phillips Petroleum Co. property, South 83 deg. 33 min. East 200 feet to the point of BEGINNING.

BEING the same property conveyed to Laster Reece, Inc., by deed from C. Richard McQueen, Trustee of the estate of Lionel B. Wilde, Debtor, Case No. 83-03880A, United States Bankruptcy Court, Northern District of Georgia, Atlanta Division, of record in Book 7449, page 375, Register's Office for said county, free and clear of all liens and encumbrances, pursuant to and as directed by Orders of said Court of record in Book 7449, page 373, and in Book 7473, page 715, said Register's Office, and the same property conveyed to Bobby G. Lawson and Clell W. Smith by deed from Laster Reece, Inc., a Tennessee corporation, of record in Book 7449, page 381, said Register's Office.

67339
IDENTIFICATION REFERENCE
SEP 14 10 57 AM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7651 PAGE 612

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 345000.00
CON TX 1138.50
PRFEE 0.50
WDEED 9.00
TOTAL 1148.00
CHECK 1148.00

09/14/88 01 10:59 0001 6807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 3 3 9

IDENTIFT REFERENCE

SEP 14 10 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133832