VIII-K/SA 12 JRR/aw

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This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

BOOK 7662 PAGE 711

WARRANTY DEED

Address New Owner(s) as follows: ADVANCED RECEIVABLES SERVICES, INC., 100 Main Street, Goodlettsville TN 37072

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 25-4, Par 26 - GO 1210; Map No. 25-4, Par 27, GO 1215 - Map No 25-4, Par 10, GO 15584

For and in consideration of the sum of THREE HUNDRED SIXTY THOUSAND and no/100 ---------- ($ 360,000.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, S P FOOD SERVICES, INC., a Mississippi corporation, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto ADVANCED RECEIVABLES SERVICES, INC., a Tennessee corporation, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved (X) unimproved ( ) property, known as 100 North Main Street, Goodlettsville TN 37072.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ADVANCED RECEIVABLES SERVICES, INC., a Tennessee corporation, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself/its, successors, representatives and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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

The parties represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on the 16th day of September 1988.

S P FOOD SERVICES, INC.,
a Tennessee corporation

By _____
C. W. TIDWELL - President

By _____
JAMES B. HARDY - Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. W. TIDWELL and JAMES B. HARDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of S P FOOD SERVICES, INC, a corporation, and that they as such President and Secretary of the maker or a constituent of the maker, are 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 and official seal at office at Nashville, Tennessee, on this the 16th day of September 1988.

_____ Notary Public

My commission expires 9 July 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 360,000.00.

_____ Affiant

Subscribed and sworn to before me
this 16th day of September 1988.

_____ Notary Public

My commission expires: 9 July 1989

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

SEP 27 2 40 PM '88
1264 09/27 0101 03CHECK 1197.50

7.1200

EXHIBIT A BOOK 7662 PAGE 713

Land in Davidson County, State of Tennessee, described as follows, to wit:

Map No 25-4 Par NO 26 Field Bk GO1210

TRACT NO. TWO: Land in the Tenth Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, more particularly described as follows:

BEGINNING at a point in the westerly margin of Main Street, which point is 78 feet and 6 inches North of the intersection of the westerly margin of Main Street, and the northerly margin of Cedar Street, which point in the northeast Street; and the northerly margin of Cedar Street, and in the northeast corner of a tract of land conveyed to C. W. Parrish, of record in Book 1469, page 422, Register's Office for Davidson County, Tennessee; thence running with the northern boundary line of said conveyed Tract, South 77 degrees West 78 feet to a point in the easterly margin of Lick Street; thence running northerly along the easterly margin of said Street 28 feet and 3 inches to a point; thence running easterly and parallel with the southerly boundary line of said Tract, 78 feet, more or less, to a point in the westerly margin of said Main Street; thence with said westerly margin of Main Street, southerly 28 feet and 3 inches to the point of beginning.

Map No 25-4 Par NO 27 Field BK GO1215

TRACT NO. THREE: A tract of land in the Tenth Civil District, formerly the Twentieth, of Davidson County, Tennessee, described according to a survey made by J. R. Scott, Surveyor, 13 December 1946, as follows:

BEGINNING at a point in the westerly margin of U. S. Highway No. 41-E or Main Street, of Goodlettsville, at the intersection of the westerly margin of said Main Street and the northerly margin of Cedar Street; thence with the westerly margin of said Main Street, North 9 degrees, West 78 feet 6 inches to the southeast corner of the Post Office Tract; thence with the southern boundary line of said Post Office Tract, South 77 degrees West 78 feet to a point in the easterly margin of Lick Street; thence with the easterly margin of said Lick Street, South 8-1/2 degrees East 67 feet 8 inches to the northerly margin of said Cedar Street; thence with the northerly margin of said Cedar Street, North 84-1/2 degrees East 75 feet 10 inches to the beginning.

Map No 25-4 Par No 10 Field BK GO15584

TRACT NO. FOUR: Being the easterly portion of Lot No. 6 of the John H. Martin Property, located in the Tenth Civil District of Davidson County, Tennessee, on the North side of West Cedar Street, and more particularly described according to a survey by Viking Surveying Service, 503 Long Hollow Pike, Goodlettsville, Tennessee, dated 24 September 1976, John B. Bates, Registered Land Surveyor, Tennessee No. 418, as follows:

BEGINNING at an iron nail in the North margin of West Cedar Street and the west margin of Lick Street the Southeast corner of this lot and the original Southeast corner of the John H. Martin Property; thence with the North margin of West Cedar Street, South 84 degrees 30 minutes West, 70.0 feet to an iron pin in the North margin of West Cedar Street; thence leaving West Cedar Street, North 5 degrees West 134.8 feet to an iron pin in a fence line; thence with the fence line North 85 degrees 30 minutes East 66.0 feet to an iron nail in the root of a Boduck stump on the West margin of Lick Street; thence with the West margin of Lick Street; South 6 degrees 30 minutes East 134.0 feet to an iron nail, the point of beginning, and containing 0.21 acre, more or less.

Being the same property conveyed to C. W. TIDWELL and JAMES B. HARDY, as tenants in common, by Quitclaim Deed from John R. Reynolds, Trustee, as shown of record in Book 6412, page 108, Register's Office for Davidson County, Tennessee, and re-recorded in Book _____, page _____, said Register's Office.

And being the same property conveyed to S P FOOD SERVICES, INC., a Tennessee Corporation, by Quitclaim Deed from C. W. TIDWELL and JAMES B. HARDY, as shown of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7662 PAGE 714

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 360000.00
CON TX 1188.00
PRFEE 0.50
WDEED 9.00
TOTAL 1197.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1197.50

09/27/88 01 14:41 0001 1284

71200

SEP 27 2 40 PM '88

No. 138225