File 14

Document #14526 07/12/90 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 8157 PAGE 123

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Dale S. Watson c/o Sonic Drive In 6308 Charlotte Pike Nashville, TN 37209	Same	Map: 103-1 Parcel: 11

1990 07/20 0101 03CHECK 752.50

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, J and J Land Company, a partnership ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Dale S. Watson ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot A on the Plan of the Re-subdivision of Lots 1 to 4 of Westboro Subdivision, as of record in Book 3106, page 152, Register's Office for said County, described as follows:

Beginning at the iron pin located in the northern margin of Charlotte Pike, said pin being located 360.0 feet west of the center line of Westboro Drive; thence with the right-of-way margin of Charlotte Pike, S 41 degrees 12 minutes W 152.5 feet to an iron pin; thence leaving said right-of-way of Charlotte Pike N 57 degrees 49 minutes W 227.8 feet to an iron pin in the southern margin of an alley; thence with the margin of said alley N 41 degrees 12 minutes E 188.25 feet to a iron pin; thence S 48 degrees 48 minutes E 225.0 feet to the point of beginning.

Being the same property conveyed to J and J Land Company by deed from Whataburger, Inc. of record Book 5174, page 5, said Register's Office.

This is unimproved property located on Charlotte Pike.

Said property is conveyed subject to the following matters:

1. 1990 taxes, a lien but not yet due and payable.

2. Forty-foot building set back line from Charlotte Pike and conditions of owners certificate, as shown on plan of record in Book 3106, page 152, Register's Office for Davidson County, Tennessee as amended by an instrument of record in Book 5089, page 879, said Register's Office, changing said setback line from 40 feet to 15 feet.

3. Easement for Sanitary sewer and/or storm drain granted Metropolitan Government of Nashville and Davidson County Tennessee, by grant from Alfred C. Lainer, Jr., et al, of record in Book 3991, page 868, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Howard G. Tirschwell and Joe W. Christina, being the only managing partners of J and J Land Company, have executed this deed as of the 20th day of July, 1990.

J and J Land Company

By: _____
Howard G. Tirschwell, Partner

STATE OF California)
)
COUNTY OF San Diego)

Personally appeared before, Maria Gorete Correia, a Notary Public, Howard G. Tirschwell, with whom I am personally acquainted, and who acknowledge that he executed the within instrument for the pruposes therein contained, and who further acknowledged that he is the general partner of J and J Land Company, a partnership, and is authorized by the partnership to executed this instrument on behalf of the partnership.

WITNESS my hand, at office, this 16 day of July, 1990.

OFFICIAL SEAL
MARIA GORETE CORREIA
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My commission expires: Aug 24, 1990

_____
Notary Public

My Commission Expires:

8-24-1990

J and J Land Company

By: Joe W Christina
Joe W. Christina, Partner

STATE OF TEXAS)
)
COUNTY OF NUECES)

BOOK 8157 PAGE 125

Personally appeared before, NANCY HACKFELD, a Notary Public, Joe W. Christina, with whom I am personally acquainted, and who acknowledge that he executed the within instrument for the pruposes therein contained, and who further acknowledged that he is the general partner of J and J Land Company, a partnership, and is authorized by the partnership to executed this instrument on behalf of the partnership.

WITNESS my hand, at office, this 13th day of July, 1990.

Nancy Hackfeld
Notary Public

My Commission Expires:

8-28-93

NANCY HACKFELD
Notary Public, State of Texas
My Commission Expires 8-28-93

NANCY HACKFELD
Notary Public, State of Texas
My Commission Expires 8-28-93

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $225,000.00.

Dale S W Watson
Affiant

Sworn to and subscribed before me this 20th day of July, 1990.

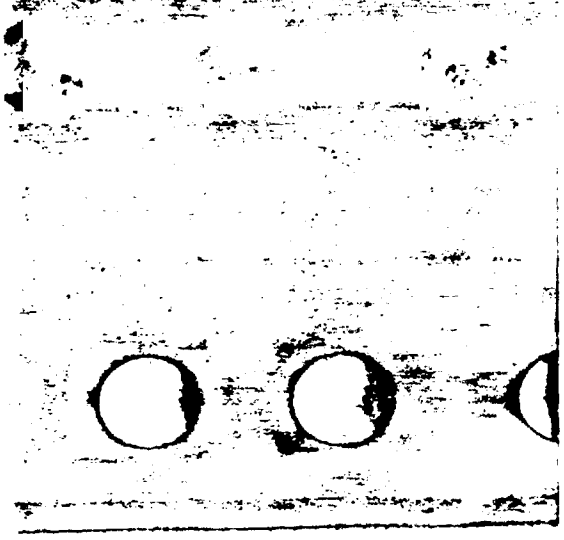
Notary Public

My Commission Expires:

5/8/91

42998

FILED FOR RECORD
Jul 20 11 24 AM '90



OFFICIAL RECEIPT

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

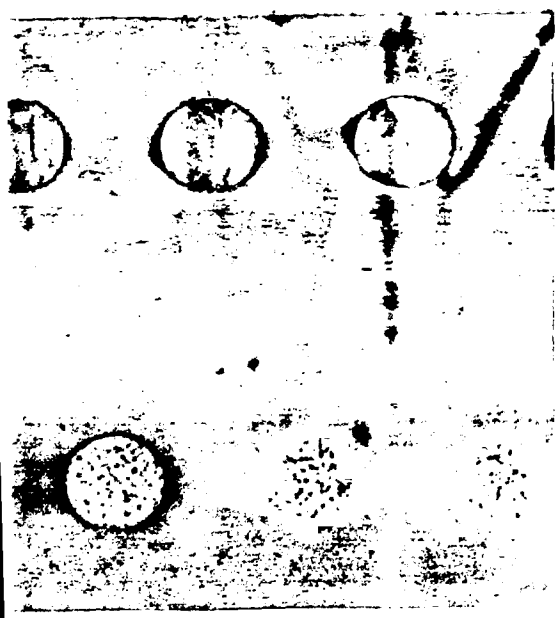
RECEIVED OF _____

FOR _____

BOOK 8157 PAGE 126

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 225000.00
CON TX 742.50
PRFEE 1.00
WDEED 9.00
TOTAL 752.50
CHECK 752.50

07/20/90 01 11:24 0001 1959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42998

IDENTIFICATION

JUL 20 11 24 AM '90

No. 338778