THIS INSTRUMENT PREPARED BY:
M. Andrew Hoover
O'Hare, Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
DEC 11 10 08 AM '90
IDENTIF. REFERENCE
78698

WARRANTY DEED

Address New Owner:
J. Haskell Tidman
SAME

Send Tax Bills To:
2410 West End Ave
Nashville TN 37203

Map & Parcel No.:
92-15-131

BOOK 8255 PAGE 137

FOR AND IN CONSIDERATION of the sum of One Hundred Thirteen Thousand Three Hundred Dollars ($113,300) Rock City Realty Co., Inc., a Tennessee corporation, hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto J. Haskell Tidman, hereinafter referred to as the Grantee, and to the said Grantee's, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land and building located at 2413 Elliston Place, Nashville, Tennessee, particularly described as follows:
>
> Being a part of the Elliston Property as of record in Book 21, page 141, Register's Office for said County, described as follows:
>
> BEGINNING at a point on the southerly margin of Elliston Place, or Church Street 177.45 feet, more or less, easterly from the southeast corner of said Elliston Place and 25th Avenue North; thence with the southerly margin of Elliston Place eastwardly 51.45 feet, more or less, to a point; thence westwardly 50 feet to a point; thence northerly 52 feet to the point of beginning.
>
> Being a part of the same property conveyed to Rock City Realty Co., Inc. by deed from Kenneth S. Brake, Nelle Clark Brake and Kenneth S. Brake, Jr., of record in Book 2651, page 50, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 2413 Elliston Place, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's, heirs and assigns forever. Grantor covenants 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 for those items set forth on Exhibit A attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness my hand this 6th day of December, 1990, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

ROCK CITY REALTY CO., INC.

By: _____
Kenneth Brake, Jr., President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry a Notary Public of the State and County aforesaid, personally appeared Kenneth Brake, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Rock City Realty Co., Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 6 day of December, 1990.

Rita McQuerry
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-27-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is $113,300.00.

J. Haskell Tidman
Affiant

Subscribed and sworn to before me, this the 7th day of December, 1990.

Jana O. Geary
Notary Public

My Commission Expires:
1-23-93

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for 1991 and subsequent years, a lien not yet due and payable;

2. That certain Lease Agreement dated March 10, 1989 by and between Rock City Realty Co., Inc. and Rotier's Restaurant, a Memorandum of which is to be recorded simultaneously herewith.

8244 12/11 0101 03CHECK 386.89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8255 PAGE 141

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 113300.00
CON TX 373.89
PRFEE 1.00
WDEED 12.00
TOTAL 386.89
CHECK 386.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1271/280 0408 0001 8244

78698

IDENTIF. REFERENCE

DEC 11 10 08 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 380692