FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Cynthia T. Sorrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 19 91

Linda T. Sorrow
Notary Public

MY COMMISSION EXPIRES: 1-10-1994

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Snoney's, Inc. (NAME)	Owner (NAME)	Part of
1727 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82-15
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 37 & 48

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, E. B. Smith, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Snoney's, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Tract A and B As Described On Exhibit "A" Which Is Incorporated Herein By Reference.

This Conveyance Is Subject To All Matters Noted On Exhibit B Which Is Incorporated Herein By Reference.

31409

IDENTIFICATION REFERENCE

Jul 17 12 11 PM '91

FEE 2 WILLIAM R. KOSTER
DAVIDSON COUNTY, TN

2348 07/17 0101 03CHECK 1514.50

This is unimproved (XX) improved ( ) property, known as 110 Interstate Drive, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12 day of July, 1991

E. B. Smith, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 8399 PAGE 657

Personally appeared before me, the undersigned Authority, a Notary Public in and for said County and State, the within named E. B. Smith, Jr.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of July, 1991.

Notary Public

Commission Expires 1-17-1994

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

TRACT "A" (Fee Simple Tract):

A Tract of Land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 114 through 119 Shelby's Third Addition to Edgefield, of record in Book 8250, Page 23, Register's Office for Davidson County, Tennessee, and being Parcel No. 222 on Tax Map 82-15, more particularly described according to ALTA/ACSM Land Title Survey of Ragan-Smith-Murphy & Associates, Inc., Job No. 91-024 dated March 14, 1991, revised May 21, 1991, June 11, 1991, and June 24, 1991, as follows:

Beginning at a point on the north right-of-way line of Woodland Street, being the westerly end of a 25-foot radius curve at Woodland Street and Interstate Drive; thence,

1. With the northerly right-of-way line of Woodland Street, South 58 deg. 38 min. 30 sec. West, 79.93 feet to an existing iron pin at the beginning of a curve; thence,

2. Continuing with the northerly right-of-way line of Woodland Street with a curve to the right (radius 1674.85 feet) southwestwardly a distance of 125.30 feet to an iron pin at the common corner of Lots 1 and 2 of the above-noted plan and having a chord bearing and distance of South 61 deg. 41 min. 22 sec. West, 125.266 feet; thence,

3. With the common line between Lots 1 and 2, North 31 deg. 04 min. 00 sec. West 160.00 feet to an iron pin set; thence,

4. With the north line of Lot No. 1, North 60 deg. 18 min. 04 sec. East, 230.00 feet to an iron pin on the westerly right-of-way line of Interstate Drive; thence,

5. With the westerly right-of-way line of Interstate Drive, South 31 deg. 03 min. 44 sec. East, 135.13 feet to a point at the beginning of a curve; thence,

6. With said curve to the right (radius 25.00 feet) southwestwardly a distance of 39.14 feet to the point of beginning and having a chord bearing and distance of South 13 deg. 47 min. 23 sec. West, 35.26 feet and containing 37,058 square feet, or 0.85 acres, more of less.

The above-described Lot No. 1 being part of the same property conveyed to E. B. Smith, Jr. from James W. Stewart, et ux, by deed recorded in Book 5239, Page 1, Register's Office for Davidson County, Tennessee, (which included Lots 117, 118 and 119 on original subdivision and that part of Alley No. 258 closed by Council Bill No. 72-104) and remaining same property conveyed to E. B. Smith, Jr. from Marvin A. Hasty, et ux, by deed recorded in Book 4694, Page 730, in said Register's Office (which was lot 116 on original subdivision), and also part of same property conveyed to E. B. Smith, Jr. from Carnell Realty Company of record in Book 4229, Page 887, in said Register's Office (which included 112, 113, 114 and 115 on original subdivision).

Tract B (Easement Tract)

The Grantor also transfer and conveys to the Grantee, its successors and assigns, an exclusive perpetual easement across a portion of Lot No. 2 on the Resubdivision of Lots 114 thru 119, Shelby's Third Addition to Edgefield recorded in Book 8250, Page 23, Register's Office for Davidson County, Tennessee, which lies west and contiguous to Lot No. 1 for the purpose of constructing and maintaining a driveway and parking area together with all rights of vehicular and pedestrian ingress and egress thereto to serve Lot No. 1 with the condition that the Grantee pay to the Grantor within 30 days of the Grantee's receipt of the Grantor's written statement therefor a prorata share of the taxes and assessments levied against Lot No. 2. The Grantee's prorated share will be based upon the square footage of the area of the easement compared to the total square footage of Lot No. 2. Presently, the easement area represents 85.84 percent of lot No. 2. Should improvements added to the easement area increase the tax assessment, the Grantee shall pay Grantor the cost of such added assessment.

The area of said easement being described according to ALTA/ACSM Land Title Survey of Ragan-Smith-Murphy & Associates, Inc., Job No. 91-024, dated March 14, 1991, revised May 21, 1991, June 11, 1991, and June 24, 1991, as follows:

Beginning at an iron pin on the northerly right-of-way line of Woodland Street at the common corner of Lot 1 (Tract "A") and 2 as shown on the above-noted plat; thence,

1. With the northerly right-of-way line of Woodland Street with a curve to the right (radius 1674.85 feet) southwestwardly a distance of 60.00 feet to an iron pin set and having a chord bearing and distance of South 64 deg. 51 min. 37 sec. West, 59.997 feet; thence,

2. With a severance line, North 31 deg. 04 min. 00 sec. West, 155.24 feet to an iron pin set; thence,

3. With a severance line, North 60 deg. 18 min. 04 sec. East, 59.70 feet to an iron pin set at the northwesterly corner of above-described Tract "A"; thence,

4. With the westerly line of Tract "A", South 31 deg. 04 min. 00 sec. East, 160.00 feet to the point of beginning and containing 9,417 square feet, or 0.22 acres, more or less.

Being a part of Parcel 48 on Tax Map 82-15 and being a part of the same property conveyed to E. B. Smith, Jr. from Carnell Realty Company by deed recorded in Book 4229, Page 887, Register's Office for Davidson County, Tennessee, which included a part of original Alley No. 258, which was closed by Metro Council Bill No. 72-104, and Metro Council Bill No. 65-559.

EXHIBIT "B"

This conveyance is subject to:

1. Taxes for 1991 and subsequent years.

2. Restrictive convenants contained in the deeds of record in Book 3616, Pages 355 and 359, Register's Office for Davidson County, Tennessee, as follows; "The Grantee will comply with all state and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color or national origin in the sale, lease, or occupancy of the property.

3. Easements and restrictions reserved in Bill No. 65-559 and Bill No. 72-104 of the Metropolitan Council affecting that portion of the subject property contained within the bounds of Alley No. 258 as closed by said Metropolitan Council Bills and as more fully shown on the ALTA/ACSM Land Title Survey by Ragan-Smith-Murphy & Associates, Inc., Job No. 91-024 (the "Survey").

4. Lack of direct access to controlled access highway from a portion of Tract A, such right of access having been granted to the State of Tennessee by Deed from Ideal Laundry Corporation of record in Book 3164, Page 631, Register's Office for Davidson County, Tennessee, as more fully shown in Detail "A" on the survey.

5. All matters shown on the plat of record in Book 8250, Page 23, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8399 PAGE 661

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 405000.00
				CON TX 1498.50
				PRFEE 1.00
				WDEED 15.00
				TOTAL 1514.50
				CHECK 1514.50
07/17/91	01			12:15 0001 2348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 4 0 9

IDENTIFICATION REFERENCE

Jul 17 12 11 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 441352