Box 57
JAP TCS

BOOK 8519 PAGE 140

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Lineberry Properties, Inc. 116 Lineberry Blvd., Suite 301 Mt. Juliet, Tennessee 37121	Same	62-109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for a further consideration the Grantee, by an Assumption Agreement of even date herewith, has assumed and agrees to pay $1,181,414.24, the unpaid balance of an indebtedness secured by a Deed of Trust of record in Book 5295, page 597, Register's Office for Davidson County, Tennessee, **J.D. EATHERLY, individually, and EDWIN ENTERPRISES, a Tennessee general partnership composed of William E. Crook, Steven E. Crook and Crook's Supermarkets, Inc.,** hereinafter collectively called Grantor, has bargained and sold, and by these presents does transfer and convey unto **LINEBERRY PROPERTIES, INC., a Tennessee corporation,** hereinafter called Grantee, Grantee's successors, representatives and assigns, certain real property lying and being situated in the First Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of Music City Villa, Section 2, as of record in Book 4715, page 90, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument placed in the southerly margin of Music City Circle, said point being located 178.41 feet in a westerly direction from the radius return of Elzie Miller Road and Music City Circle; thence, leaving the southerly margin of Music City Circle, South 12 degrees 10 feet 29 inches West, 236.54 feet to a point in the northerly line of the Frank and Dan Rudy property; thence with the northerly line of the Frank and Dan Rudy property, North 77 degrees 49 feet 31 inches West, 445.48 feet to a point in the easterly line of said property marked "For Future Development"; thence, with the easterly line of said property marked "For Future Development", North 12 degrees 10 feet 29 inches East, 236.54 feet to a monument placed in the southerly margin of Music City Circle; thence, with the said margin of said Circle, South 77 degrees 49 feet 31 inches East, 445.48 feet to the point of beginning, containing 2.42 acres, more or less.

Being the same property conveyed to J.D. Eatherly and Edwin Enterprises, a Tennessee general partnership, by deed from P. Michael Richardson, Trustee, of record in

Book 7686, page 401, Register's Office for Davidson County, Tennessee.

This is improved property known as 107 Music City Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for (1) Deed of Trust of record in Book 5295, page 597, Register's Office for Davidson County, Tennessee; (2) Conditional Assignment of Leases of record in Book 5298, page 20, said Register's Office; (3) Leases recorded in Book 5109, page 904, Book 5109, page 936, Book 5109, page 960 and Book 5548, page 457, said Register's Office; (4) any unrecorded leases; (5) Matters shown on the plan of record in Book 4175, page 90, said Register's Office; and (6) Restriction of record in Book 4546, page 287, said Register's Office, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's successors, representatives and assigns, against the lawful claims of all persons whomsoever.

DAISY EATHERLY, being the spouse of **J.D. EATHERLY,** joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in the property conveyed herein as a result of her marital status.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 27th day of December, 1991.

J.D. EATHERLY

DAISY EATHERLY

EDWIN ENTERPRISES
By:

Steven E. Crook, Partner

William E. Crook, Partner

CROOK'S SUPERMARKETS, INC.,
Partner

By: Steven E. Crook, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J.D. EATHERLY and wife, DAISY EATHERLY,** the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of December, 1991.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN E. CROOK,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of **EDWIN ENTERPRISES,** the bargainor, a partnership, and that he as such general partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as such partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of December, 1991.

NOTARY PUBLIC AT LARGE

My commission expires: _____

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM E. CROOK,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of **EDWIN ENTERPRISES,** the bargainor, a partnership, and that he as such general partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as such partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of December, 1991.

NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN E. CROOK,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of **CROOK'S SUPERMARKETS, INC.,** a general partner of **EDWIN ENTERPRISES,** the bargainor, a partnership, and that he as such president, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Crook's Supermarkets, Inc. as a partner of Edwin Enterprises.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of December, 1991.

NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,181,414.24.

AFFIANT

Sworn to and subscribed before me this 27th day of December, 1988.

NOTARY PUBLIC

My commission expires: _____

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

My Commission Expires Nov 21, 1992

7345.9

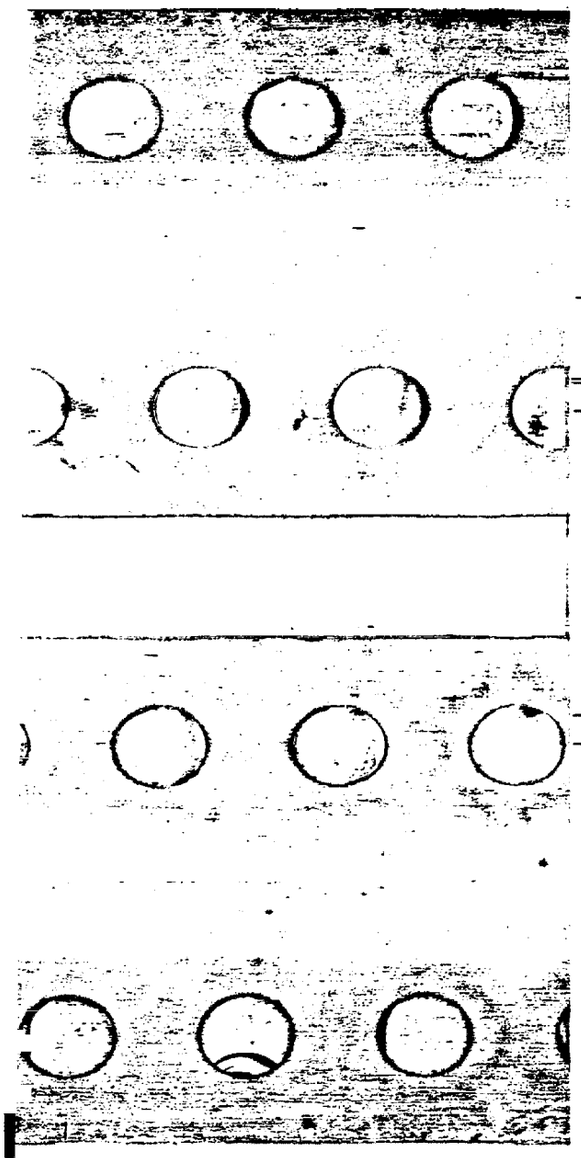
IDENTIFICATION REFERENCE

DEC 31 11 37 AM '91

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

7196 12/31 0101 03CHECK 4387.18

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



RECEIVED OF _____

FOR _____

BOOK 8519 PAGE 145

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				1181414.24
			CON TX	4371.18
			PRFEE	1.00
			WDEED	15.00
			TOTAL	4387.18
			CHECK	4387.18
12/31/91		01	11:37 0001	7196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3459.

IDENTIFI REFERENCE

Dec 31 11 37 AM 91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 489649