This instrument prepared by:
MARGARET L. BEHM, Attorney at Law
P. O. Box 198066, Nashville, TN 37219
(615) 254-2291

BOOK 8555 PAGE 448

WARRANTY DEED

| ADDRESS OF NEW OWNER | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Athens Distributing Company of Nashville, Tennessee<br>612 Davidson Street<br>Nashville, TN 37213 | Same | Map 92-04<br>Parcel 301 |

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifty Thousand Dollars ($550,000.00), I, Edward Kaeser, Jr., have this day bargained and sold and do hereby transfer and convey unto Athens Distributing Company of Nashville, Tennessee, a Tennessee General Partnership, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being part of the C.M. Holt Mansion House Tract in C.M. Holt's Plan, as of record in Book 21, page 33, Register's Office for Davidson County, Tennessee, described partly according to a survey made by Michael V. Holmes & Associates, Inc., Surveyors, dated June 22, 1983, as follows:
>
> BEGINNING at an iron pin in the northerly margin of Herman Street and the westerly margin of Tenth Avenue North; thence with the northerly margin of Herman Street, South 61 deg. 09 min. 37 sec. West 288.00 feet to an iron pin in the easterly margin of Warren Street; thence with the easterly margin of Warren Street, North 28 deg. 49 min. 04 sec. West 269.50 feet to a concrete monument; thence leaving said margin of Warren Street, North 61 deg. 31 min. 18 sec. East 61.44 feet to a concrete monument; thence North 28 deg. 42 min. 49 sec. West 130.17 feet to a concrete monument in the southerly margin of an alley; thence with the southerly margin of said alley, North 61 deg. 01 min. 40 sec. East 228.57 feet to an iron pin in the westerly margin of Tenth Avenue North; thence with said margin of Tenth Avenue North, South 28 deg. 29 min. 46 sec. East 399.82 feet to the point of beginning, containing 2.468 acres, more or less.
>
> BEING the same property conveyed to Edward Kaeser, Jr. by deed from Charles H. Siegel and John M. Siegel as of record in Book 7633, page 26, Register's Office for Davidson County, Tennessee.

THIS IS NOT NOW NOR HAS IT EVER BEEN THE RESIDENCE OF EDWARD KAESER, JR.

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $550,000.00.

Subscribed and sworn to before me this the 21st day of February, 1992.

Affiant

Notary Public

My Commission Expires: 1-22-95

This is unimproved (___) improved (_X_) property, known as 1000 Herman Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Athens Distributing Company of Nashville, Tennessee, a Tennessee General Partnership, its successors, heirs and assigns forever Edward Kaeser, Jr. covenants that he 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. I further covenant and bind my heirs and representatives to warrant and forever defend the title to said real estate to the said Athens Distributing Company of Nashville, Tennessee, a Tennessee General Partnership, their successors, heirs and assigns against the lawful claims of all persons.

WITNESS our hands this the 21st day of Feb., 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

STATE OF TENNESSEE )

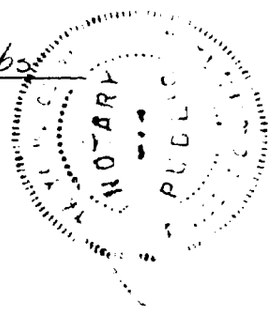
COUNTY OF DAVIDSON )

On this the 21st day of February, 1992, before me personally appeared Edward Kaeser, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

WITNESS my hand, at office, this the 21st day of February, 1992.

Tanya M. Combs
Notary Public

My Commission Expires: 3-3-92.




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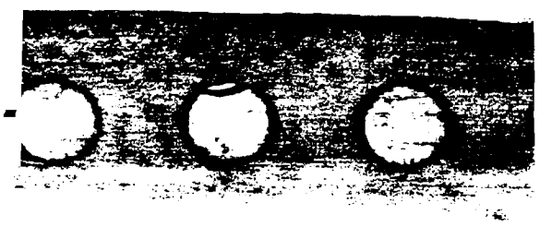
IDENTIF. REFERENCE

FEB 21 3 21 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

PICK-UP

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



RECEIVED OF _____

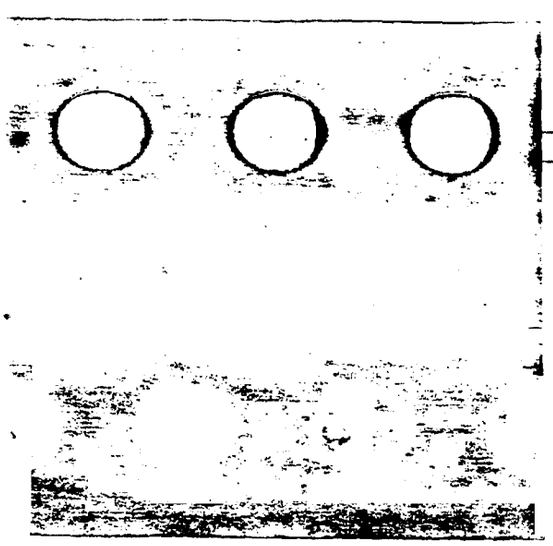
FOR _____

BOOK 8555 PAGE 451



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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 550000.00 |
| | | | CON TX | 2035.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 9.00 |
| | | | TOTAL | 2045.00 |
| | | | CHECK | 2045.00 |
| 02/21/92 | 01 | | 15:23 0001 | 3264 |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85992

IDENTIF. TREFERENCE

FEB 21 3 21 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 503814