9251

Box 37
LL

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Brentwood National Bank 5110 Maryland Way, Suite 100 Brentwood, TN 37207	161-220	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficient of all of which are hereby acknowledged, Bruno's, Inc., an Alabama corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Brentwood National Bank, a national banking association (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of Food Max Shopping Center of record in Book 7900, page 127, Register's Office for Davidson County, Tennessee.

3. All matters on the survey of Bruno's Inc., Edmondson Pike at Old Hickory Boulevard, prepared by Barge, Waggoner, Sumner & Cannon, Inc. dated December 14, 1993, updated January 28, 1994, William C. Watson, Licensed Surveyor, License No. 785, 162 Third Avenue South, Nashville, Tennessee 37201.

3. Storm Water Detention Agreement of record in Book 8076, page 662, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants of record in Book 9251, page 118, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

R. Mike Conners, Secretary
Affiant

Subscribed and sworn to before me this 15th day of February 1994.

Vickie Brown
Notary Public
My Commission Expires: 1/24/97

C7345/LLANE

This is unimproved property, known as Lot 2 on the Plan of Food Max Shopping Center of record in Book 7900, page 127, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of February, 1994.

BRUNO'S, INC., an Alabama corporation

By: Ronald D. Bruno

Title: Chairman CEO

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, Ronald Bruno, Notary Public, Andrea Barnes, with whom I am personally acquaitned and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Chairman & CEO of Bruno's, Inc., an Alabama corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 15th day of February 1994.

Andrea B. Barnes
Notary Public

My Commission Expires: 3/31/95

127345/LLANE
004120-284/ 2/8/94

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee located on the westerly side of Edmondson Pike north of Old Hickory Boulevard, being Lot No. 2 as shown on the plan of Food Max Shopping Center as of record in Book 7900, page 127, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Edmondson Pike, said point being northerly 370 feet more or less from the northerly right-of-way line of Old Hickory Boulevard.

THENCE, leaving said right-of-way line with the northerly line of property conveyed to Walter R. Nipper, Jr. by deed of record in Book 5550, page 75, Register's Office for Davidson County, Tennessee, S 87° 45′ 42" W, 242.62 feet to a point;

THENCE, leaving said line with an easterly line of Lot No. 1 as shown on the aforementioned plan of Food Max Shopping Center, N 27° 52′ 37" E, 184.97 feet to a point;

THENCE, with a southerly line of said Lot No. 1, N 87° 45′ 42" E, 103.20 feet to a point in the westerly right-of-way line of Edmondson Pike;

THENCE, with said right-of-way line S 15° 17′ 49" E, 50.76 feet to a point;

THENCE, continuing with said line S 19° 52′ 20" E, 116.00 feet to the point of beginning.

Containing 27,431 square feet or 0.63 acre more or less.

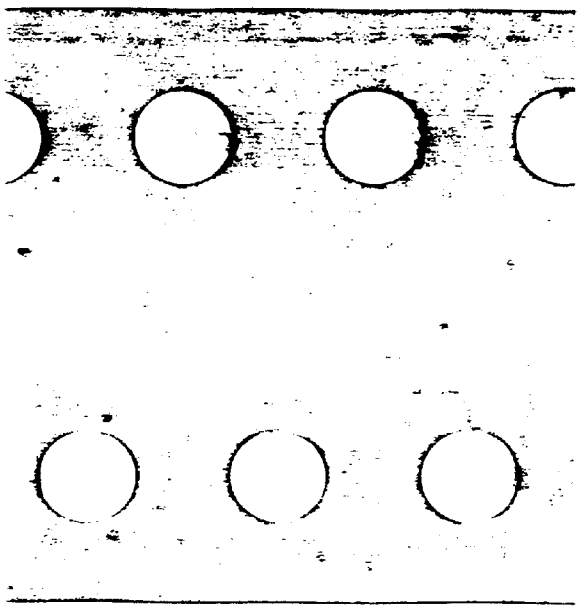
Being part of the same property conveyed to Bruno's, Inc., an Alabama corporation by deed from Peter H. Curry, Trustee, of record in Book 6947, page 527, Register's Office for Davidson County, Tennessee.

18357

IDENTIFICATION/REFERENCE

6253 02/16 0101 03CHECK 623.50

127345/LLANE
004120-284/ 2/8/94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

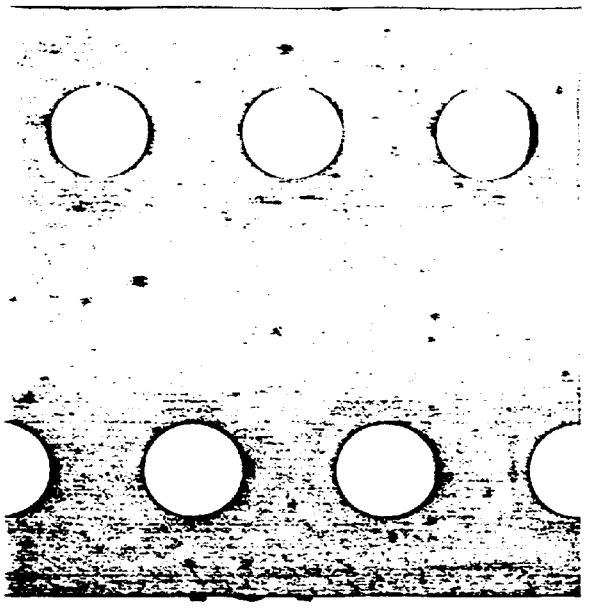
FOR _____

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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
			CHMT	
				165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	623.50
			CHECK	623.50
02/16/94	01	13:27	0001	6253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



18357
IDENTIFICATION REFERENCE

94 FEB 16 PM 1:27

No. 757168