BOOK 9494 PG 867

BOX 44

This instrument prepared by:

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 1994.

Notary Public

My Commission Expires: 5/23/98

Address new owner:	Send Tax Bills To:	Map/Parcel Number
David M. Windle P.O. Box 140938 Nashville, TN. 37214	SAME	Lot 3: 106-163 3DZ 86502 Lot 4: 106-164 3DZ 86503

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LOUIS S. HART and DENNIS D. STONE**, joint tenants with the right of survivorship, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID M. WINDLE**, hereinafter called Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 on the Plan of Baltz Brothers Packing Company Property, of record in Plat Book 7900, pages 369, 370 and 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Louis S. Hart and Dennie D. Stone by deeds from Baltz Brothers Packing Company, a Tennessee corporation, of record in Book 9411, page 771, and Book 9466, page 52, Register's Office for Davidson County, Tennessee.
>
> The subject property is not the usual place of residence of Grantors or their respective spouses, children or dependents.

This conveyance is made subject to:

1. All matters, including utilities, structures, easements and notes, shown on the Plan of Baltz Brothers Packing Company Property, of record in Plat Book 7900, pages 369, 370 and 371, Register's Office for Davidson County, Tennessee.

0023009.01

2. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 4878, page 147, in Book 9207, page 448, and in Book 9207, page 454, Register's Office for Davidson County, Tennessee.

3. Easements, including those utilities and drainage facilities, together with their appurtenances, retained in Metropolitan Ordinance (Bill) No. 91-95, which closed, abandoned and vacated part of old Elm Hill Pike, and the requirements set forth therein.

4. A portion of the subject property is located within the 100-year floodplain of Mill Creek, and a portion of the subject property is also located within the floodway of Mill Creek.

5. Subject to the interest of others in and to the railroad, including utilities placed therein, located along the eastern boundary line of the subject property.

6. Sanitary sewer and drainage easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3770, page 78, Register's Office for said County.

7. Unrecorded lease to Sub Club, Inc. (previously sometimes referred to as Sub Club Submarine Sandwiches, Inc.) and any rights (including holdover rights) of Sub Club, Inc., or any person or entity holding by or through it, arising from such leasehold interest.

Grantors and Grantee acknowledge that $40,950.00 of the total consideration paid is allocated to and has been paid for Lot 3, and the remaining $64,050.00 is allocated to and has been paid for Lot 4.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of October, 1994.

LOUIS S. HART

DENNIS D. STONE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis S. Hart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of October, 1994.

Linda F. Turner
Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis D. Stone, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of October, 1994.

Linda F. Turner
Notary Public

My Commission Expires: 5/23/98

00468
IDENTIF. ↑ REFERENCE

94 OCT 17 PM 12:34
DAVIDSON COUNTY, TN.

8774 10/17 0101 03CHECK 401.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

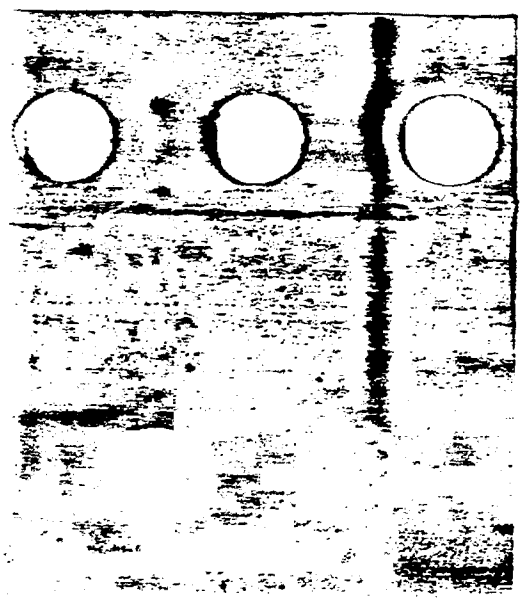
BOOK 9494 PG 870

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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 12.00
TOTAL 401.50
CHECK 401.50
10/17/94 01 12:33 0001 8774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00468
IDENTIF. ← REFERENCE

94 OCT 17 PM 12: 34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 844968