58

BOOK 9512 PG 652

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

MGF

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~28th~~ 24th DAY OF October, 19 94

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peking Chinese Restaurant Hung (NAME)	First American National Bank (NAME)	MAP 51-4
630 Gallatin Road (ADDRESS)	First American Center (ADDRESS)	PARCEL 63
Nashville, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND 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, Tenn Properties, Inc., a Delaware Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peking Chinese Restaurant Hung, Fu Tien General Partnership

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:

Property located in the 9th Councilmanic District of Nashville, Davidson County, Tennessee; Being Parcel 63 on county property Map 51-4; and being more particularly described according to a survey by Wamble and Associates dated April 30, 1990, as follows:

Beginning at an existing iron pin on the western right-of-way of Gallatin Pike (U.S. 31E), said pin being the northeast corner of property conveyed to the Madison Presbyterian Church, Inc., as of record in Deed Book 5874, page 937, Register's Office for Davidson County, Tennessee; thence leaving said western right-of-way and following the north line of said church property north 87 degrees 29 minutes 51 seconds west, passing an existing iron pin, the northwest corner of said church property and the northeast corner of property conveyed to Longfellow Tennessee Associates LTD., as of record in Deed Book 7580, page 173, Register's Office for Davidson County, Tennessee, at 339.91 feet; thence, continuing 14.17 feet with said Longfellow's north line for a total distance of 354.08 feet, to an existing concrete monument, said monument being the southwest corner of property conveyed to Metro Government/Davidson County, Board of Education, Stratton Elementary School, as of record in Deed Book 3856, page 262, Register's Office for Davidson County, Tennessee; thence, following the eastern line of said school property north 14 degrees 10 minutes 20 seconds east 178.87 feet to an existing iron pipe, said pipe being the southwest corner of property conveyed to Richard C. Gammel as of record in Deed Book 6092, page 842, Register's Office for Davidson County, Tennessee; thence, following the southern line of said Gammel property south 85 degrees 49 minutes 27 seconds east 204.23 feet to an existing iron pin, said pin being the northwest corner of property conveyed to Lovejoy, Inc., as of record in Deed Book 7458, page 251, Register's Office for Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 630 Gallatin Road, Nashville, Tennessee 37115
(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 ~~28th~~ 24th MGF day of October, 19 94

Tenn Properties, Inc., a Delaware Corporation
By: Mark D. Sidwell, V.P.

LEGAL DESCRIPTION CONTINUATION

Tennessee; thence, following the western line of said Lovejoy Inc., property south 13 degrees 44 minutes 47 seconds west 41.90 feet to a to a P.K. nail set, said P.K. nail being the southwest corner of said Lovejoy, Inc., property; thence following the the southern line of said Lovejoy Inc., property south 85 degrees 30 minutes 47 seconds east 149.84 feet to an iron pin set of the western right of way of Gallatin Pike (U.S. 31E), said pin also being the southeast corner of said Lovejoy, Inc., property; thence, following said western right of way with a curve to the right having a central angle of 05 degrees 09 minutes 07 seconds, a radius of 1402.50 feet, an arc length of 126.11 feet, a tangent of 63.10 feet, and a chord bearing and length of south 15 degrees 19 minutes 55 seconds west 126.07 feet to the point of beginning.

Being the same property conveyed to Tenn Properties, Inc., a Delaware Corporation by deed from David K. Wachtel, Jr. of record in Book 8115, page 39, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

A clearance permit to Southern Bell Telephone and Telegraph of record in Book 1060, page 359, Register's Office for Davidson County, Tennessee.

Easement and License Agreement by and between Flagship Enterprises, Inc., a Tennessee Corporation, Eunice T. Wachtel and Lovejoy, Inc., a Tennessee corporation of record in Book 6813, page 896, Register's Office for Davidson County, Tennessee.

Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

06271
IDENTIF. & REFERENCE

94 NOV -4 PM 1:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4946 11/04 0101 03CHECK 1086.00

CALIFORNIA BOOK 9512 PG 654

ALL-PURPOSE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF San Diego)

On 10-24-94 (DATE) before me. Evelyn R. Watson Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared. Mark G. Foletta

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

OFFICIAL SEAL
EVELYN R. WATSON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Comm. Expires Sept. 22, 1995

WITNESS my hand and official seal.

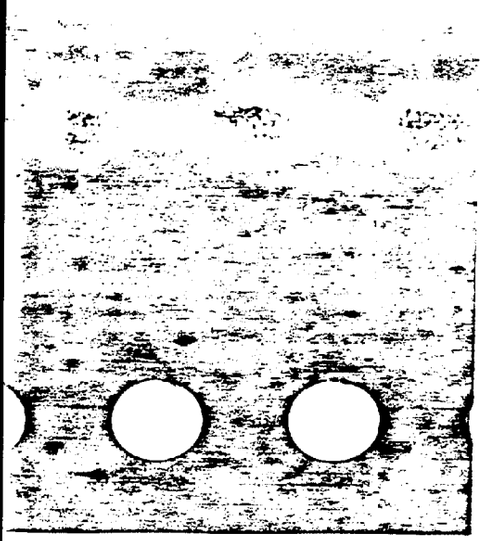
Evelyn R. Watson (SEAL)
NOTARY PUBLIC SIGNATURE

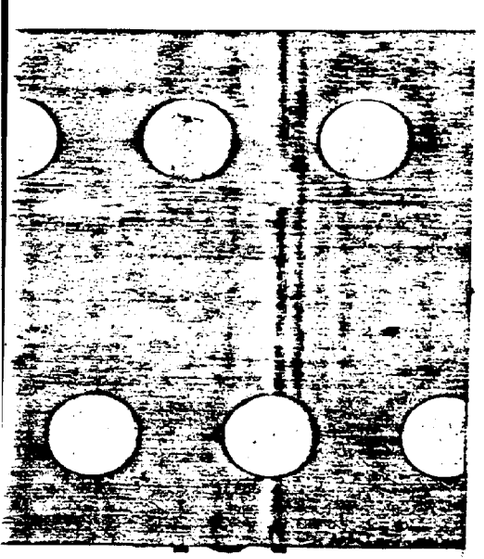
OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT Sales Agreement

DATE OF DOCUMENT 10-24-94 NUMBER OF PAGES 3

SIGNER(S) OTHER THAN NAMED ABOVE Peking Chinese Restaurant





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

RECEIVED OF _____

FOR _____

BOOK 9512 PG 655

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 290000.00
				CON TX 1073.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1086.00
				CHECK 1086.00
11/04/94	01			13:44 0001 4946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06271
IDENTIF. # REFERENCE

94 NOV -4 PM 1:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851230