BOOK 9526 PG 246

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1995
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LARGE SEAL

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Beverage, Inc. (NAME)	New Owner (NAME)	MAP 92-12
1610 Church Street (ADDRESS)	(ADDRESS)	PARCELS 314, 315
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	AND 316

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, Yon H. Burton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southern Beverage, Inc., a Tennessee Corporation

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:

SEE ATTACHED LEGAL DESCRIPTION

94 NOV 22 AM 8:54
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

10846

unimproved ( )
This is improved (X) property, known as 1608, 1610 & 1612 Church Street, Nashville, TN 37203
(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 17th day of November, 19 94

Yon H. Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yon H. Burton, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 19 96

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

BOOK 9526PG248

LEGAL DESCRIPTION

FILE BOX 45

BEING Lot No. 349 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said lot No. 349 fronts 98 feet on the northerly side of Church Street, as widened, and runs back between parallel lines 164.5 feet on the easterly line, with the westerly margin of an alley, and 162.5 feet on the westerly line to an alley in the rear, measuring 68 feet thereon.

BEING the same property conveyed to Yon Hee Burton by deed of record in Book 5710, Page 816, Register's Office for said County.

BEING Lots Nos. 347 and 348 on the Plan of Boyd's Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said Lots No. 347 and 348 adjoin and front 100 feet on the northerly side of Church Street and extend back 162.5 feet on the easterly line and 162.5 feet on the westerly line, to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to Yon Hee Burton by deed of record in Book 5710, Page 819, Register's Office for said County.

BEING Lot No. 346 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said lot No. 346 fronts 50 feet on the northerly side of Church Street, as widened, and runs back between parallel lines 162.5 feet to an alley.

BEING the same property conveyed to Yon Hee Burton by deed of record in Book 5710, Page 813, Register's Office for said County.

The said Yon H. Burton and Yon Hee Burton being one and the same person.

5097 11/22 0101 03CHECK 2788.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

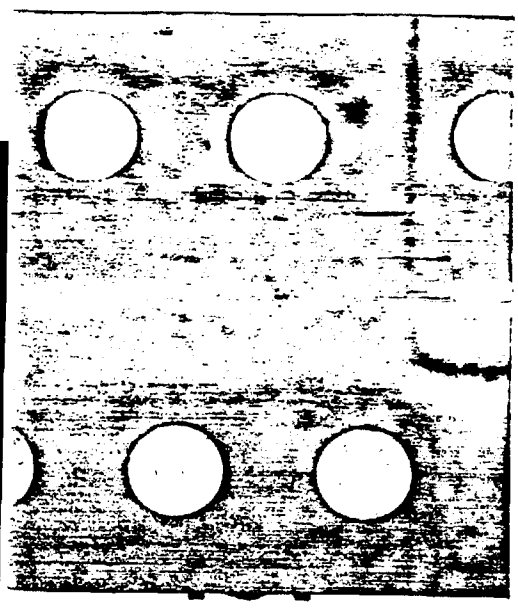
RECEIVED OF _____

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



CAMT 750000.00
CON TX 2775.00
PRFEE 1.00
WDEED 12.00
TOTAL 2788.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2788.00

11/22/94 01 08:54 0001 6097

94 NOV 22 AM 8:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 10846

No. 856149