Please record after recording to Grantee 2 x 35 File # 00275625

BOOK 9653 PG 162

#4

355155

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cracker Barrel Old Country Store, Inc. P.O. Box 787 Lebanon, TN 37088-0787	Same	Part of Map 135-14-B Parcel 91

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RANSOM PLACE HOMES, INC., a Tennessee corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys unto CRACKER BARREL OLD COUNTRY STORE, INC., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 2 on a plan entitled "An Amendment to the Final Plat Phase One Ransom Place" of record in Book 7900, page 638, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Grantor by deed of record in Deed Book 8519, page 915, said Register's Office.

Also conveyed herewith are rights in and tc a non - exclusive drainage easement of record in Book 9653 page 153, said Register's Office.

This is unimproved property known as Lot 2, Ransom Place - Commercial Portion, Phase One, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor (except claims arising out of any matters set forth above), but not further or otherwise.

54391
IDENTIF. & REFERENCE

95 APR 24 PM 2:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this 21st day of April, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANSOM PLACE HOMES, INC.

By: Henry C McCall
Title: PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared HENRY C. McCALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Ransom Place Homes, Inc., the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as president.

WITNESS my hand, at office, this 21st day of April, 1995.

Notary Public

My Commission Expires:
3/22/97

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $290,000.00.

Affiant

Sworn to and subscribed before me this 21 day of April, 1995.

Notary Public

My Commission Expires:
03-22-97

EXHIBIT A

3992 04/24 0101 03CHECK 1086.00

1. 1995 taxes, a lien not yet due and payable.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 8926, page 420, as amended by instrument of record in Book 9402, page 362, said Register's Office, and further amended by third Amendment to Declaration of record in Book ____, page ____, said Register's Office, and in any allied instruments referred to in said restrictions.

3. Easements to Metropolitan Government of Nashville and Davidson County, as set forth in instruments recorded in Book 8744, page 648, said Register's Office.

4. All matters shown on plat recorded in Book 6900, pages 922-through 924, as amended in Book 7900, page 602, Book 7900, page 638 and Book 7885, page 867, said Register's Office.

5. All matters shown on plat recorded in Book 6900, page 851, said Register's Office.

6. Crossover Easement Agreement of record in Book 9402, page 353, as amended by Book 9402, page 360, said Register's Office.

7. Storm Water Detention Joint Maintenance Agreement of record in Book 6594, page 983 and Book 9195, page 132, said Register's office.

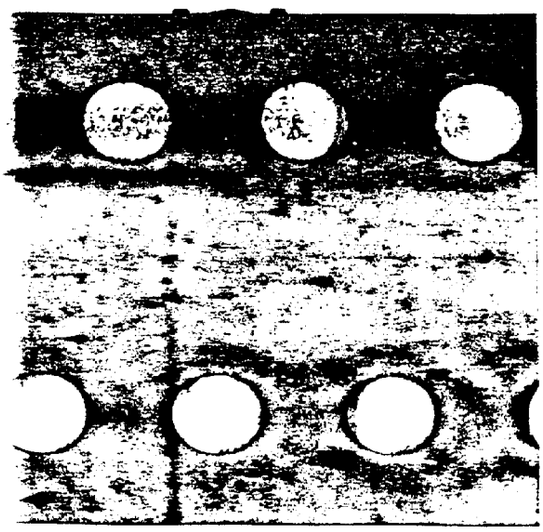
8. Charter of Ransom Place Commercial Owner's Association of record in Book 9653, page 151, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

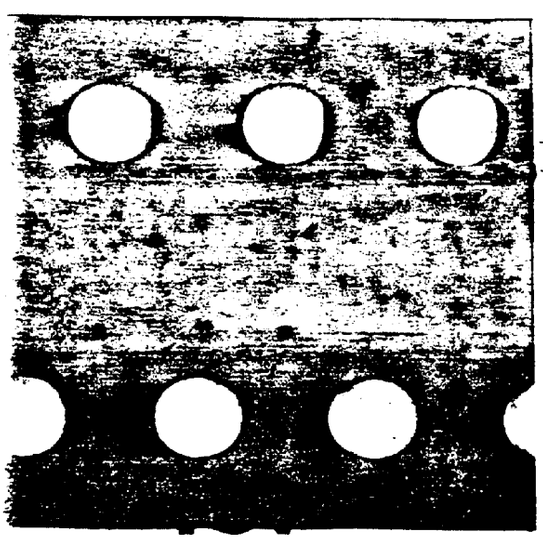
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	290000.00
CON TX	1073.00
PRFEE	1.00
WDEED	12.00
TOTAL	1086.00
CHECK	1086.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3992



54391

IDENTIFICATION REFERENCE

95 APR 24 PM 2:07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 903444