BK/ 10026 PG 558

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, TN 37219-1611

This instrument prepared by:
William L. Rosenberg, Attorney
344 Fourth Avenue North
Nashville, TN 37219-1611

State of Tennessee)
County of Davidson)
The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00

Marion F Thomas
AFFIANT

Subscribed and sworn to before me, this 24th day of April, 1996

Notary Public

My commission expires: July 24, 1999

Name & Address of Property Owner	Send Tax Bills to:	Map and Parcel No:
SPERRY'S RESTAURANTS, INC.	SAME	116-13-99
5109 Harding Road		
Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of $ $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I

JOHN R. REICH

hereinafter called the **GRANTOR,** have bargained and sold, and by these presents do transfer and convey unto

SPERRY'S RESTAURANTS, INC.

4053 04/25 0101 03CHECK 2044.00

hereinafter called the **GRANTEE,** its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Plan showing H.B. Alexander's Subdivision of the Byron Martin property, of record in Book 1130, page 46, Register's Office for said County.

Said Lots Nos. 3 and 4 front together 100 feet on the southeasterly side of the Harding Road and run back 194 feet on the northeasterly line and 193 feet on the southwesterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to A.J. Reich and wife Clara M. Reich, by deed from Linnie Mitchell Clift, unmarried, and L.B. Enoch and wife, Rose Nell Enoch, of record in Book 2338, page 439, Register's Office for said County. The said A.J. Reich having predeceased Clara M. Reich and the said Clara M. Reich having since died, and her Will of record in Will Book 157, page 783, Davidson County Probate Clerk's Office and of record in Book 9792, page 590, Register's Office for said County, having devised the subject property to John R. Reich.

Grantor also conveys to Grantee all of Grantor's right, title, and interest in and to an unrecorded Lease for the property dated December 21, 1976 by and between Mrs. A.J. Reich as Landlord and Sperry's Restaurants, Inc. as Tenant, as extended by John Reich, Landlord and Sperry's Restaurants, Inc., Tenant of record in Book 9381, page 474, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.

THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY THE 1996 TAXES.

unimproved ( ) 5-5107
This is improved (xx) property, known as 5107 Harding Road, Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. I covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of April, 19 96.

John R. Reich
JOHN R. REICH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, William L. ROSENBERG, Notary Public, John R. Reich, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

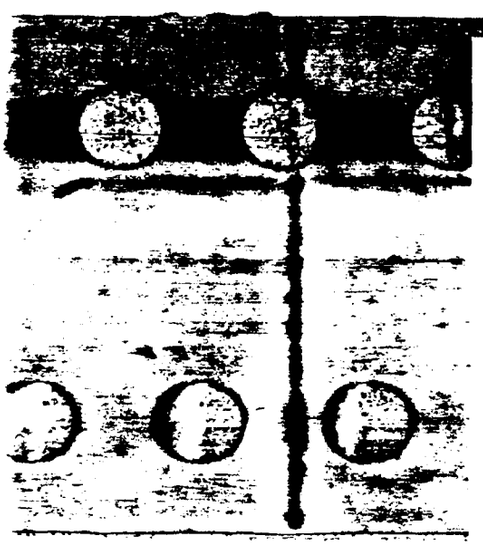
Witness my hand, at office, this 24th day of April, 1996.

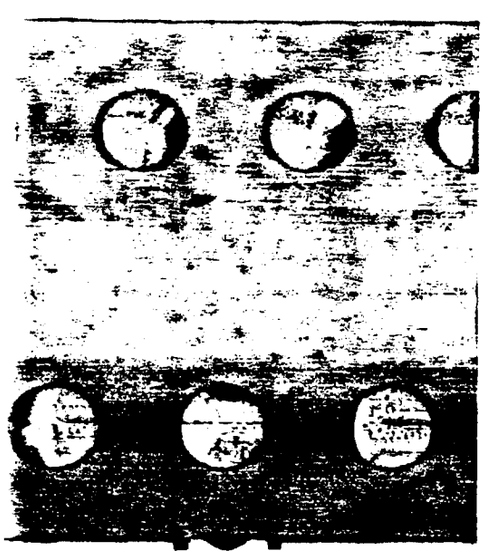
William L Rosenberg
Notary Public

My commission expires: July 24, 1999

96030015.WD2

017,023





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

RECEIVED OF _____

FOR _____

BOOK 10026 PG 560

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 550000.00
				CON TX 2035.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 2044.00
				CHECK 2044.00
			04/25/96 01	10:36 0001 4053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174823
IDENTIF. ↑ REFERENCE

96 APR 25 AM 10:34

[illegible] COUNTY, TN.

No. 1032117