This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Forurth Avenue, North
Nashville, Tennessee 37219

Box 40-A

**ADDRESS NEW OWNER:**
Marion F. Thomas, Jr. and
Houston A. Thomas
5109 Harding Road
Nashville, TN 37205

**SEND TAX BILL:**
To Owner

**MAP AND PARCEL:**
MAP 116-13
PARCEL 99

**MORTGAGEE:**

SunTrust Bank, Nashville, N.A.
4304 Harding Road
Nashville, TN 37205-2289

BOOK 10026 PG 561

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sperry's Restaurants, Inc. ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Marion F. Thomas, Jr. and Houston A. Thomas ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), as described in Exhibit A herein. Grantor further conveys to Grantee all its right, title and interest in a Sublease executed on January 10, 1995 between Grantor and Courtaulds Coatings, Inc. Grantor further conveys to Grantee all its right, title and interest in a month-to-month Sublease Agreement between Grantor and Vickey Sloan d/b/a Window Seat.

This is improved property known as 5105 - 5107 Harding Road, Nashville, TN.

This conveyance is made subject to real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the Property to Grantee, their, 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.

017824

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

Sperry's Restaurants, Inc.

10026 562

By: Marion F. Thomas, Jr.

Title: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Publicv in and for the said County and State, personally appeared Marion F. Thomas, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be the President (or other officer authorized to execute the instrument) of Sperry's Restaurants, Inc., the within named bargainor, a corporation, and that he as such President, executed the within instrument for the purposes stated therein by signing the name of the corporation by him self as such President.

Witness my hand and official seal this the 24th day of April, 1996.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $550,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 9/18/99

**EXHIBIT "A"**

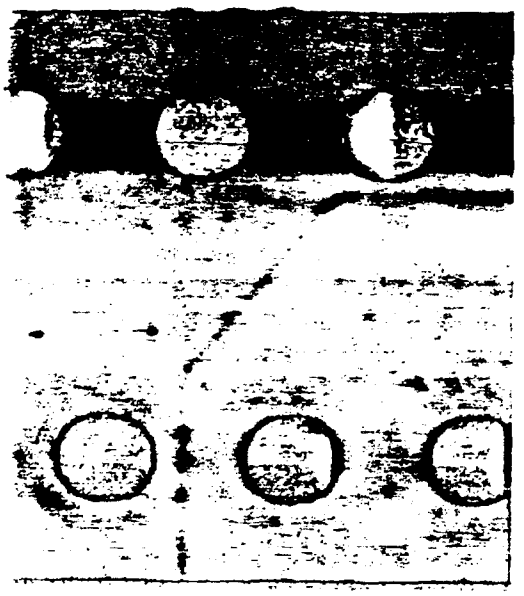
Land in the 7th Civil District of Davidson County, Tennessee, being Lots nos. 3 and 4 on the plan showing H. B. Alexander's Subdivision of the Byron Martin property of record in Book 1130, page 46, Register's Office for said County.

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 Sperry's Restaurants, Inc., by deed from John R. Reich of record in Book 10026, page 558, Register's Office for Davidson County, Tennessee.

BOOK 10026 PG 563

4054 04/25 0101 03CHECK 2048.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

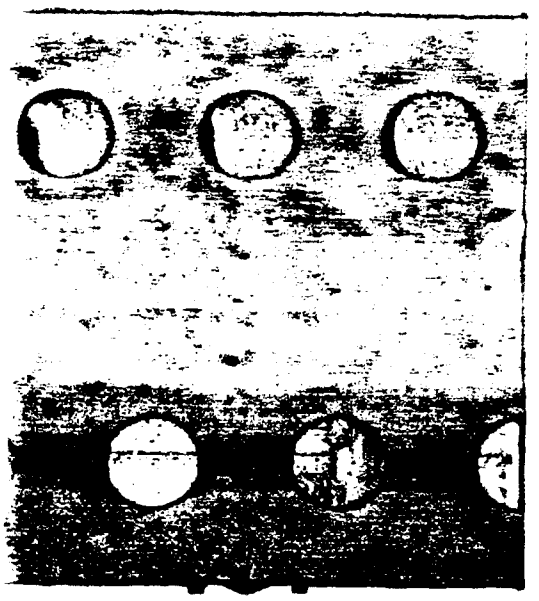
**RECEIVED OF** _____

**FOR** _____

BOOK 10026 PG 564

| | | |
|---|---|---|
| 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 |
| CAMT | 2035.00 |
| ERR | CO |
| CAMT | 2035.00- |
| CON TX | 2035.00 |
| PRFEE | 1.00 |
| [illegible] | 12.00 |
| TOTAL | 2048.00 |
| CHECK | 2048.00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01174824
IDENTIF. # REFERENCE

96 APR 25 AM 10:35

DAVIDSON COUNTY, TN.

04/25/96 01 10:37 0001 4054

**No.** 1032118