Box 38 JPS

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 10370 PG 504

Address New Owner(s):	Send Tax Bills to	Tax Information:
Cawthon's Caterer, Inc. 334 West Trinity Lane Nashville, TN 37207	New Owner	Map 71-6 ~~Parcel 71~~ Part of Parcel 80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, VIRGINIA D. ABERNETHY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CAWTHON'S CATERER, INC. its successors ("Grantee"), ~~his heirs~~ and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved land located at 330 West Trinity Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters of record in the Register's Office for Davidson County, Tennessee. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 1997.

97 MAR -5 PM 4:10
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

Virginia D. Abernethy
VIRGINIA D. ABERNETHY

0279253
IDENTIF. & REFERENCE

3077 03/05 0101 03CHECK 223.53

BOOK 10370 PG 505

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VIRGINIA D. ABERNETHY 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, at office, this 19th day of February, 1997.

SARA H. VROOMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Sara H. Vrooman
Notary Public

My Commission Expires: 9/28/98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,898.00.

Affiant

Subscribed and sworn to before me, this 21 day of February, 1997.

VELMA LAIRY CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

Notary Public

My Commission Expires Sept. 26, 1998

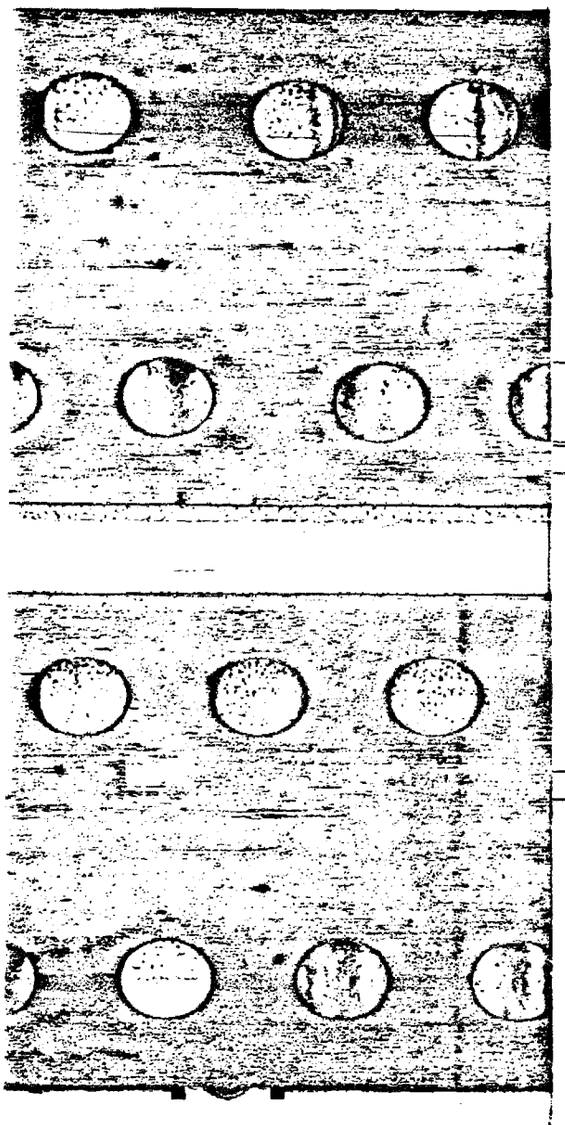
My Commission Expires: _____

EXHIBIT "A"

Being a portion of a tract of land located in Nashville, Davidson County, Tennessee and being more particularly described as Lot 1 on a survey dated February 21, 1997 prepared by Terry W. Jenkins to be recorded as Revision One of Lots 1 and 2 of the C. E. Riat Property and further described as follows:

Beginning at an iron rod on the southern right of way of West Trinity Lane and being the northwest property corner of Lot 2 as shown on the Resubdivision of the C. E. Riat Property as of record in Plat Book 5210, page 269, said Register's Office, thence with said right of way, North 79° 44' 32" West a distance of 54.93 feet to an iron rod; thence leaving said right of way South 10° 23' 06" West a distance of 170.29 feet to an iron rod; thence, South 74° 54' 25" West a distance of 55.13 feet to an iron rod and being the southwest property corner of Lot 2; thence with the western property line of Lot 2, North 10° 22' 54" East a distance of 174.94 feet to the Point of Beginning and containing therein 9,483+/-square feet.

Being the same property conveyed to Virginia Abernethy by deed of record in Book 7688, page 122, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10370 PG 507

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	56898.00
CON TX	210.53
PRFEE	1.00
WDEED	12.00
TOTAL	223.53
CHECK	223.53

07/05/96 01 [illegible] 0001 3077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279253
IDENTIF. # REFERENCE

97 MAR -5 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123464