NAME AND ADDRESS OF NEW OWNERS

LAS PALMAS ENTERPRISES PARTNERSHIP
1400 Antioch Pike
Antioch, TN 37013

BOOK 10446 PG 893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 97

Notary Public

MY COMMISSION EXPIRES 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
	SAME	MAP 134
(NAME)	(NAME)	PARCELS 134,
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	135 & 136
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, RONALD DEAN DAVENPORT and MAXIE DORRIS DAVENPORT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAS PALMAS ENTERPRISES PARTNERSHIP, A Tennessee General Partnership composed of JOSE' L. AYALA, JOSE' LUIS AYALA and QUIRINO ONATE'

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 EXHIBIT "A" ATTACHED HERETO

0302644
IDENTIF. & REFERENCE

PICK-UP
97 MAY -7 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8529 05/07 0101 03CHECK E64.00

unimproved ( )
This is improved (X) property, known as 3290 EZELL PIKE NASHVILLE, TENNESSEE 37211
(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 our hand s this 2nd day of MAY, 19 97

Ronald Dean Davenport
RONALD DEAN DAVENPORT

Maxie Dorris Davenport
MAXIE DORRIS DAVENPORT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RONALD DEAN DAVENPORT and MAXIE DORRIS DAVENPORT

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 2nd day of MAY, 19 97.

Commission expires 5-28-2000

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed 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

WARRANTY DEED

FROM

TO

BOOK 10448 PG 891

EXHIBIT "A"

TO

WARRANTY DEED

Land in the 1st. Civil District of Davidson County, Tennessee and known as Lots 2 & 3 on the Subdivision of Purnell's 29.5 Acres, an unrecorded survey by Watkins and Murray dated January 21, 1948 and being more particularly described as follows according to boundary line survey of James R. Stinson, Tennessee RLS # 1621 said boundary line survey being dated 04/24/97.

Beginning at an old iron rod in the easterly margin of Ezell Road, said iron rod being the common corner between Lots 3 and 4; BOOK 10446 PG 895

Thence, leaving Ezell Road and along the southerly line of the Karshenas and Mohamadi Property, as recorded in Book 9434, page 640, S 55 o -20'- 21" E, 311.51 feet to an old iron rod;

Thence, along Charles Hawkins westerly line, as recorded in Book 7038, Page 191, S 19o -45' - 13" W, 100.31 feet to an old iron rod;

Thence, continuing with Hawkins line S 20o- 08' - 54" W, 100.14 feet to an old iron rod;

Thence, along B. H. Benefield's northerly line, as recorded in Book 5737, Page 154, N 48o - 47' - 55" W, 36.87 feet to an old iron rod;

Thence, along the northerly line of Las Palmas Mexican Restaurant No. 2, Inc., as recorded in Book 9616, Page 342, N 52o-08' -33" W, 215.31 feet to an old iron rod;

Thence, along the easterly margin of Ezell Road N 08o - 07' 27" E, 60.85 feet to a new iron rod;

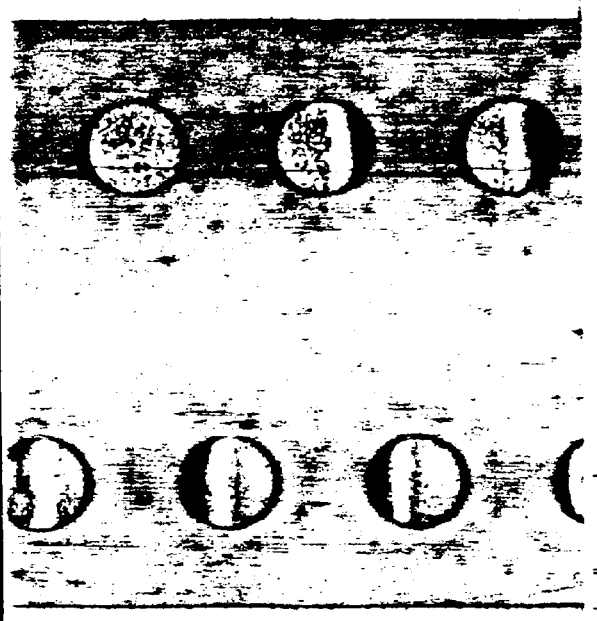
Thence, N 05o -42' - 15" W, 82.65 feet to a new iron rod;

Thence, N 08o - 07' - 27" E. 67.35 feet to the point of beginning and Containing 1.18 Acres.

Being the same property conveyed to Leon Doyle Keaton and wife, Sadie Keaton by deed from Fred B. Purnell and wife, Clara E. Purnell of record in Book 1578, page 27, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Leon Keaton by deed from Fred B. Purnell and wife, Clara E. Purnell of record in Book 1816, page 639, of said Register's Office. Sadie Keaton predeceased Leon Doyle Keaton. Leon Doyle Keaton is now deceased and by Will dated October 27, 1979 and probated in the Probate Court for Nashville, Davidson County, Tennessee in File # 96 P-1976 Leon Doyle Keaton gave, devised and bequeathed said property to Ronald Dean Davenport and Maxie Dorris Davenport.

The above described property further includes the property conveyed to Ronald Dean Davenport and Maxie Dorris Davenport by deed from B. B. Doubleday, Jr. and wife, Josephine D. Doubleday of record in Book 10353, page 673, Register's Office for Davidson County, Tennessee.

The above described property does not include (and specifically excludes) the right-of-way tracts conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by deeds of record at Book 8277, pages 336 and 339 and Book 8260, page 486, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

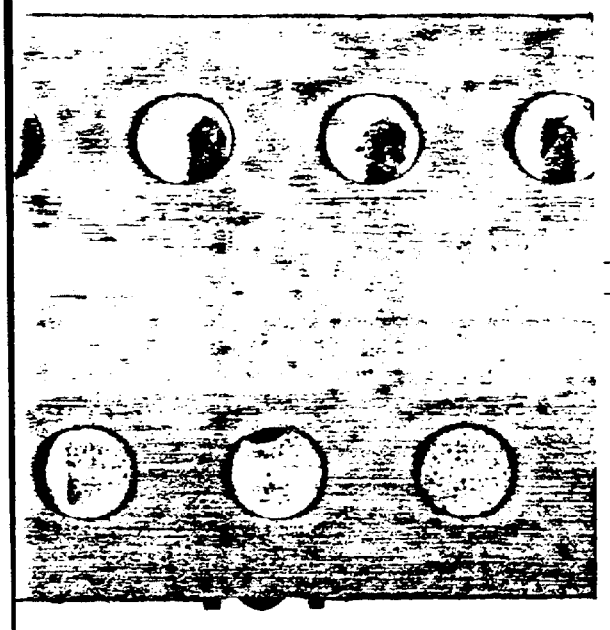
RECEIVED OF _____

FOR _____

BOOK 10446 PG 896

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 230000.00

CON TX	851.00
PRFEE	1.00
WDEED	12.00
TOTAL	864.00
CHECK	864.00

05/07/97 01 15:49 0001 0528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302644

IDENTIF. ↑ REFERENCE

97 MAY -7 PM 3:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148588