BOOK 10511 PG 159

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
#531829 6/16/97 las

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rip Roar Nashville, LLC 2280 Tanglewood Brook Lane Birmingham, AL 35243 Attn: Gale T. Smith	Same	Map 95-13 Parcel 36

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, Thomas A. Swann and wife, Barbara H. Swann ("Grantors") have bargained and sold, and by these presents transfer and convey unto Rip Roar Nashville, LLC, a Alabama limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58, Section 50, Metropolitan Industrial Park, as shown on plan of record in Book 4715, page 160, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the North margin of Massman Drive, 91.21 feet East of the centerline of Appleton Drive as it intersects Massman Drive; thence, leaving Massman Drive N 27° 58' W, 260.0 feet to a concrete monument; thence N 62° 02' E, 200.0 feet to a concrete monument; thence S 27° 58' E, 260.0 feet to a concrete monument in the northerly margin of Massman Drive; thence, along said Drive, S 62° 02' W, 200.0 feet to a concrete monument, the point of beginning and containing 1.19 acres, more or less.

Being the same property conveyed to Thomas A. Swann, Jr. and Barbara H. Swann, from Walter G. Knestrick of record in Book 10215, page 215, Register's Office for Davidson County, Tennessee.

The source of this description is the prior referenced deed. 9136 06/30 0101 03CHECK 1951.50

This is improved property known as 665 Massman Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Taxes for 1997, a lien but not yet due and payable, are being prorated and assumed by Grantee.

2. Any and all matters shown on the plan of record in Book 4715, page 160, Davidson County Register of Deeds.

3. Restrictive Covenants of record in Book 4214, page 851 as applied to this property by instrument of record in Book 4866, page 774, said Register's Office.

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

that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hands this 30 day of June 1997.

Thomas A. Swann

Thomas A. Swann

Barbara H. Swann

Barbara H. Swann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Thomas A. Swann and Barbara H. Swann, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of June, 1997.

Notary Public

My Commission Expires:
6/28/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $525,000.00.

Affiant

Sworn to and subscribed before me this 30 day of June, 1997.

Notary Public

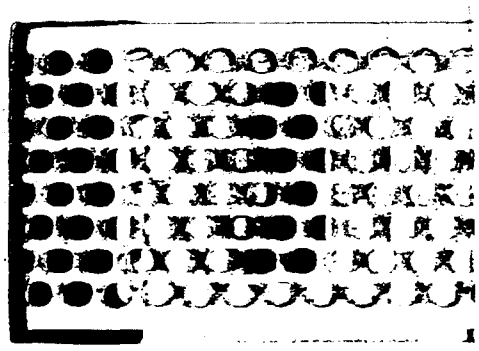
My Commission Expires.
5/28/2000

03214 15

IDENTIFICATION REFERENCE

97 JUN 30 PM 3:42

REGISTER
DAVIDSON COUNTY, TN



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

BOOK 10511 PG 161

RECEIVED OF _____

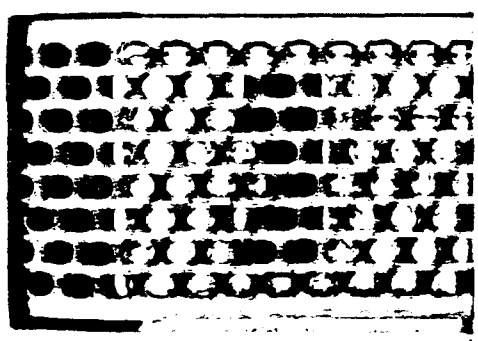
FOR _____

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
525000.00
CON TX 1942.50
PRFEE 1.00
WDEED 8.00
TOTAL 1951.50
CHECK 1951.50
06/30/97 01 15:45 0001 9136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03214415
IDENTIF. ← REFERENCE

97 JUN 30 PM 3:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1168728