41

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Baugh & Pardue Properties	[New Owner	[
[LLC	[	[Map 82-5
[1420 Adams Street	[	[Parcels 158
[Nashville, TN 37208	[	[
[	[	[

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont
[Boulevard, Suite 115, Nashville, Tennessee 37205 98-09-8037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Tennessee Dressed Beef Company, a Tennessee corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Baugh & Pardue Properties, LLC, a Tennessee Limited Liability Company (The "Grantee"), its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A tract or parcel of land in the City of Nashville, being parts of Lots 102, 103 and 104, on the Plan of Hugh W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner Van Buren and Adams Street and running thence eastwardly with the southerly margin of Van Buren Street 650 feet more or less, to the low water mark on the Cumberland River; thence up said River with the line of the low water mark 395 feet more or less, to the southerly margin of a proposed 30 foot street, since vacated and abandoned by the City of Nashville, as shown on the plan of record in Chancery Book 2, page 131, of the Clerk and Master's Office of said County; thence with the southerly margin of said street South 73 deg. 30 min. West 381.5 feet, more or less; to an iron pin; thence North 16 deg. 30 min. West 30 feet to an iron pin; thence with the northerly margin of said proposed street South 73 deg. 30 min. West 171.64 feet to an iron pin in the easterly margin of Adams Street; thence northwardly with the easterly margin of Adams Street 267-7/10 feet, more or less, to the point of beginning.

Being the same property conveyed to Tennessee Dressed Beef Company by Warranty Deed from Kentucky Sausage Co., Inc., of record in Book 8567, page 929, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1420 Adams Street, Nashville, TN 37208.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $759,500.00.
[
[John Baugh Mgr.
[Affiant
[Subscribed and sworn to before me this
[15th day of September, 1998.
[
[Notary Public
[
[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, its successors and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of September, 1998.

Tennessee Dressed Beef Co.
By: Richard N. Hall President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard N. Hall with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Tennessee Dressed Beef Co., a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposed therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

0488177
IDENTIF. & REFERENCE

98 SEP 15 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1127 09/15 0101 03CHECK 2821.15

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

RECEIVED OF _____

FOR _____

BOOK 11113 PAGE 530

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	
	759500.00
CON TX	2810.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2821.15
CHECK	2821.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1127

04881 77
IDENTIF. & REFERENCE

98 SEP 15 PM 2:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 134651