0520640

IDENTIF. ↑ REFERENCE BOOK 11236 PAGE 176

98 DEC -4 AM 8:53

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

SEND TAX BILLS TO:
The Volunteer Building
319 Plus Park Blvd.
Nashville, TN. 37217

THIS INSTRUMENT PREPARED
By: Clyde W. Richert III
Attorney at Law
Springfield, Tennessee

Map & Parcel 106-00-116

THIS DEED OF CONVEYANCE, executed and delivered by H. TED JONES and wife JANE D. JONES, hereinafter called the Grantors, to THE VOLUNTEER BUILDING, a Tennessee General Partnership, presently composed of members ROBERT RAY WARREN, DAVID C. HINTON, WILLIAM H. DENNEY AND LARRY BRUCE WALLACE, hereinafter called the Grantee; WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, successor and assigns, a certain tract or parcel of land located in the 1st Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

A tract of land in the First, formerly Sixth, Civil District of Davidson County, Tennessee, being Lot 21, Section 17, The Plus Park of record in Book 5190, page 608, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument on the northwesterly right of way of Plus Park Boulevard at the southwesterly corner of Lot No. 10, Section Ten, The Plus Park, of record in Book 4595, page 76, Register's Office for Davidson County, Tennessee, thence with the northwesterly right of way of Plus Park Boulevard South 60 deg. 58' 04" West, 10.94 feet to an iron pin in concrete at the beginning of a curve; thence, southwesterly with said curve having a radius of 418.44 feet and a central angle of 48 deg. 13' 55" (and a chord bearing and distance of South 36 deg. 51' 07" West 341.936 feet), a distance of 352.24 feet to a concrete monument at the northeasterly corner of Lot No. 7, Section 7, The Plus Park of record in Book 4470, page 108, said Register's Office; thence with the common line of Lot No. 7 and the property herein described North 77 deg. 11' 34" West 269.59 feet to a concrete monument on the easterly right of way of I-24 thence, with the easterly right of way of I-24 North 1 deg. 49' 50" East 106.36 feet to an iron pin; thence North 2 deg. 17' 11" West 124.30 feet to a manhole at the southwesterly corner of Lot No. 13, Section 13, The Plus Park, of record in Book 4300, page 191, said Register's Office; thence, with the southerly line of said Lot No. 13, North 57 deg. 56' 41" East, 413.61 feet to a point in a drain at the northwesterly corner of Lot 10, Section Ten, The Plus Park of record in Book 4595, page 76, said

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Register's Office; thence, with the common line between Lot 10 and property herein described, South 29 deg. 05' 21" East 264.14 feet to the point of beginning, containing 3.287 acres, more or less, and being the same property as that conveyed to H. Ted Jones and wife Jane D. Jones by deed from Pizza Entertainment Centers, Inc., a North Carolina Corporation, of record in Book 6217, page 230, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, successor and assigns.

The Grantors further covenant with the Grantee, successor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 1 day of December 1998.

H. TED JONES

JANE D. JONES

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. Ted Jones and wife Jane D. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 1 day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 4/27/99

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $850,0000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

/s/ Robert Ray Warren
AFFIANT

SUBSCRIBED and SWORN to before me this the 1 day of December, 1998.

/s/ [illegible]
NOTARY PUBLIC/Register

My Commission Expires: 4/27/99

5579 12/04 0101 03CHECK 3160-00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11236 PAGE 179

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	850000.00
			CON TX	3145.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	3160.00
			CHECK	3160.00
12/04/98	01	08:55	0001	5579

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0520640
IDENTIF. # REFERENCE

98 DEC -4 AM 8:55

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380587