304 468

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 2,495,874.00

BOOK 11597 PAGE 356

AFFIANT

Subscribed and sworn to before me this 29th day of July, 1999.

CORRY ANN CRIGG
MY COMMISSION EXPIRES
MAY
25
2002
COBB COUNTY, GEORGIA
NOTARY PUBLIC

Corry Ann Crigg
NOTARY PUBLIC

My Commission Expires:_____

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:	
EZELL, L.L.C., et al 108 West Hampton Place Nashville, TN 37205	SAME	132-15-36 128-115 19-14-7 71-6-79	95-11-124 50-16-27 160-56.02

WARRANTY DEED

9754 07/30 0101 03CHECK 9273.73

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TREETOP ENTERPRISES, INC., a Tennessee corporation (hereinafter referred to as GRANTOR), as part of a plan of complete liquidation of the corporation, has bargained and sold, and by these presents does transfer and convey unto the following entities, their successors and assigns (hereinafter referred to as GRANTEES) in undivided interests as tenants in common, in the proportions set forth opposite their names, the real property situated in the County of Davidson and State of Tennessee, and described on Exhibit A attached hereto (the "Premises"):

Ezell, L.L.C., a Nevada limited liability company	87.607%
E.E.E., L.L.C., a Nevada limited liability company	4.131%
J. C. Ezell, L.L.C., a Nevada limited liability company	4.131%
W. C. Ezell, L.L.C., a Nevada limited liability company	4.131%

TO HAVE AND TO HOLD the premises, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and GRANTOR does covenant with said GRANTEES that 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 otherwise herein set out; GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said Premises to said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsever.

WITNESS my hand this 21st day of July, 1999.

TREETOP ENTERPRISES, INC.

By: Rebecca P. Sullivan

Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the aforesaid County and State, Rebecca P. Sullivan, who acknowledged her self to be the Secretary of TREETOP ENTERPRISES, INC., and that, being informed of the contents of said Warranty Deed, and with full authority as such Secretary, executed the same voluntarily for and as the act of the said corporation.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of July, 1999.

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/02

06184041
IDENTIF. ➔ REFERENCE

99 JUL 30 PM 4:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

Unit No. 472, Longhollow Pike, Nashville, Davidson County, Tennessee:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described as follows:

Being Lot No. 8 on the Final Plat of Northgate Industrial Park, Section 7, of record in Book 5800, page 107, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.

Being the same property conveyed to Treetop Enterprises, Inc., by deed from Parthenon, Inc. of record in Book 5956, page 484, said Register's Office.

Located at: 941 Conference Drive
Goodlettsville, TN 37072

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

EXHIBIT "A"

Unit No. 473, Sidco Drive and Elysian Fields Road, Nashville, Davidson County, Tennessee:

Being a parcel of land in the First Civil District, Davidson County, Tennessee, located in the southwest quadrant of Sidco Drive and Elysian Fields Road, being Lot No. 4 shown on South Plaza of record in Book 5200, page 289, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly margin of Sidco Drive, as widened, said point being the south end of a 25 foot radius return into Elysian Fields Road and being 25.32 feet south of the southerly margin of said road;

Thence, with said margin of Sidco Drive south 7 degrees 8 minutes east 136.68 feet; thence, leaving said drive at right angles south 82 degrees 52 minutes west, 103.00 feet; thence, at right angles and 103.00 feet distant from and parallel to said Sidco Drive north 7 degrees 8 minutes west, 159.79 feet to the southerly margin of Elysian Fields Road; thence, with said margin in an easterly direction with a curve to the right 72.34 feet, said curve having a radius of 2,849.86 feet, a central angle of 1 degree 27 minutes 16 seconds and a tangent distance of 36.17 feet; thence, continuing with said margin north 82 degrees 9 minutes east, 5.38 feet; thence, in a southeasterly direction with a curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 43 minutes 00 seconds, a tangent distance of 25.32 feet, with arch of said curve 39.58 feet to the point of beginning.

Containing 16,459 square feet or 0.38 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO TREETOP ENTERPRISES, INC. BY DEED OF RECORD IN BOOK 5977,PAGE 948, RODC, TN.

Located at: 4301 Sidco Drive & I-65
Nashville, TN 37204

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

EXHIBIT "A"

Unit No. 485, West Trinity Lane, Nashville, Davidson County, Tennessee

Being Lot No. 2 on the Plan of the Resubdivision of Lot No. 1, Texaco Park, of record in Book 5190, page 14, Register's Office for said county, to which reference is here made.

Being the same property conveyed to Treetop Enterprises, Inc. by Deed from Themis G. Poulos Cramer of record in Book 7088, page 532, Register's Office for Davidson County, Tennessee.

Located at: 228 W. Trinity Lane & I-65
Nashville, TN 37207

Unit No. _ _, Highway 70 and I-40, Nashv le, Davidson County, Tennessee:

Located at:

I-40 & U.S. 70 S.
Nashville, Tn 37221

Land in the Ninth Civil District, County of Davidson, State of Tennessee, more particularly described as follows:

Beginning at an iron stake beside a broken concrete monument, said stake being in the northerly margin of U. S. 70-S, State Route 1, the Memphis-Bristol highway, and south 53 degrees 12 minutes east a distance of 275.20 feet from a concrete highway monument at the northeasterly intersection of U. S. 70-S and Interstate Highway I-40; thence north 15 degrees 5 minutes east a distance of 200.0 feet to an iron stake; thence south 53 degrees 12 minutes east a distance of 225.00 feet to an iron stake; thence south 15 degrees 5 minutes west a distance of 200.00 feet to an iron stake in the northerly margin of U. S. 70-S; thence north 53 degrees 12 minutes west a distance of 225.00 feet to the beginning. Being the same property conveyed to Treetop Enterprises, Inc., a Tennessee corporation, by Deed from Chevron U.S.A., Inc., a California corporation (successor to Chevron Oil Company), by Deed of record in Book 6486, page 296, Register's Office for Davidson County, Tennessee.

Together with an easement for sewerage lines acquired by Chevron Oil Company (now Chevron U.S.A., Inc.) from Gail S. Teter and wife, Frances W. Teter, by Deed of easement dated January 25, 1972, and recorded in Book 4571, page 799, in the Register's Office for Davidson County, Tennessee, over and across a tract of land in the Ninth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly line of Chevron Oil site. Said point being north 53 degrees 12 minutes west, 26.0 feet from the northeasterly corner of said Chevron Oil site. Thence south 87 degrees 23 minutes east, 107.2 feet. Thence south 65 degrees 53 minutes east, 125.0 feet. Thence south 39 degrees 7 minutes west, 125.0 feet. Thence north 45 degrees 53 minutes west, 175.0 feet to a point in the easterly line of Chevron Oil site. Thence north 15 degrees 5 minutes east, 16 feet to the northeast corner of Chevron Oil site. Thence north 53 degrees 12 minutes west, 26.0 feet to the point of beginning.

Together with an easement for an ingress/egress driveway connecting the entrance drives of Treetop Enterprises, Inc. and Gate Petroleum Company described as follows:

Beginning at an iron pin in the north right-of-way line of U. S. Highway 70-S, said pin being a common corner of Treetop Enterprises, Inc. and Gate Petroleum Company;

Thence with the north right-of-way line of U. S. Highway 70-S, north 53 degrees 12 minutes 0 seconds west, 38.50 feet to a point;

Thence leaving U. S. Highway 70-S, north 17 degrees 10 minutes 13 seconds east, 25.48 feet to a point;

Thence south 53 degrees 12 minutes 0 seconds east, 37.50 feet to a point in the property line between Gate Petroleum Company and Treetop Enterprises, Inc.;

Thence with the common line between Gate Petroleum Company and Treetop Enterprises, Inc., south 15 degrees 5 minutes 0 seconds west, 25.83 feet to the point of beginning. Containing 912 square feet, more or less, such easement being of record in Book 6636, page 257, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
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EXHIBIT "A"

Unit No. 584, Elm Hill Pike, Nashville, Davidson County, Tennessee:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the M. Lynn Garrett property as of record in Deed Book 3279, page 129, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at a point in the northerly margin of Elm Hill Pike (120 foot right-of-way) said point being the southeast corner of Lot One, The Atrium, Phase One, as of record in Book 5200, page 338, Register's Office for Davidson County, Tennessee, said point also being the southwest corner of the property herein described; thence with said margin of Elm Hill Pike, north 84 degrees 27 minutes 22 seconds east a distance of 70.00 feet to a point; thence north 12 degrees 4 minutes 42 seconds east a distance of 273.18 feet to a point; thence north 77 degrees 48 minutes 30 seconds west a distance of 71.10 feet to a point; thence south 11 degrees 19 minutes 23 seconds west a distance of 301.97 feet to the point of beginning and containing 0.45 acres of land, more or less.

Being the same property conveyed to Treetop Enterprises, Inc., by Deed from M. Lynn Garrett and wife, Gladys S. Garrett, of record in Book 6931, page 367, Register's Office for Davidson County, Tennessee.

Located at: 2340 Elm Hill Pike
Nashville, TN 37210

RECORDERS MEMO
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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Treetop Enterprises, Inc., as of record in Plat Book 7900, page 45, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Treetop Enterprises, Inc., a Tennessee corporation by deed from R. E. Godshall and wife, Mildred Hinshaw Godshall of record in Book 7505, Page 707, Register's Office for Davidson County, Tennessee.

Located at: 3304 Dickerson Road
Nashville, TN 37207

EXHIBIT "A"

Legal Description for the Waffle House Unit listed below at the address listed:

UNIT NO.	ADDRESS
1183	790 Old Hickory Boulevard Brentwood, TN 37027-4527

LAND in Nashville, First (1st) Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Old Hickory Boulevard and Franklin Pike Circle and being more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the northerly right of way line of Old Hickory Boulevard and the westerly right of way line of Franklin Pike Circle; thence with said northerly right of way line, with a curve to the left, 66.53 feet to a concrete monument, said curve having a central angle of 04° 49' 06", a radius of 791.12 feet, a tangent of 33.28 feet and a chord of South 56° 11' 10" West, 66.51 feet; thence continuing with said right of way line, South 53° 46' 37" West, 257.60 feet to an iron pin; thence leaving said right of way line with the easterly line of property conveyed to Gail P. Pigg, Trustee, by deed of record in Book 6475, page 369, Register's Office for Davidson County, Tennessee, North 05° 50' 08" East, 300.56 feet to an iron pin in the westerly right of way line of Franklin Pike Circle; thence with said right of way line, South 82° 02' 12" East, 101.83 feet to an iron pin; thence continuing with said right of way line with a curve to the right, 170.45 feet to the point of beginning, said curve having a central angle of 60° 05' 42", a radius of 162.51 feet, a tangent of 94.01 feet and a chord of South 53° 59' 56" East, 162.74 feet, containing 42,346 square feet or 0.972 acres.

BEING the same property conveyed to Treetop Enterprises, Inc., by Deed of Record in Book 10301, page 151, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11597 PAGE 365

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

061840 I
IDENTIF. ↑ REFERENCE

99 JUL 30 PM 4:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
2495874.00
CON TX 9234.73
PRFEE 1.00
WDEED 36.00
CFEE 2.00
TOTAL 9273.73
CHECK 9273.73

07/30/99 01 16:37 0001 9754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497993