MAIL ENV.

IDENTIFICATION REFERENCE

06634469

99 DEC -3 AM 9:11

DAVIDSON COUNTY REGISTER

BOOK 11767 PAGE 340

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
C & H Properties, LLC 1503 Memorial Boulevard Springfield, TN. 37172	SAME	119-01-2 245 AND 119-01-0 248

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Sworn to and subscribed before me this 1st day of December, 1999.

NOTARY PUBLIC

My Commission Expires: 2/23/02

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MARK DALTON, a married person, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto C & H PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

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

AND GRANTOR does covenant with the said GRANTEE that he 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 follows:

1. Supply Agreement executed by Dean Oil Company, Inc., a Tennessee corporation, and Mark A. Dalton and wife, Jamie L. Dalton, individually and d/b/a Glenrose Market of record in Book 6869, page 135, Register's Office for Davidson County, Tennessee.

2. Agreement between Dean Oil Co., Inc., and Nancy Jean Dalton of record in Book 6869, page 143, Register's Office for Davidson County, Tennessee.

1684.00

AND GRANTOR DOES FURTHER covenant and himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

JAMIE DALTON, WIFE OF MARK DALTON, HEREBY JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS, OR OTHERWISE.

This improved property is known as 201 Glenrose Avenue, Nashville, Tennessee 37210.

WITNESS our hands this 1st day of December, 1999 in Franklin, Tennessee.

Mark A Dalton
MARK DALTON

Jamie L Dalton
JAMIE DALTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Mark Dalton and wife, Jamie Dalton, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of December, 1999 in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/23/02

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EXHIBIT "A"

BEING TWO (2) parcels of land located in Davidson County, Tennessee, described as follows, to-wit:

PARCEL ONE (1):

BEING Lot Number 178 on the Plan of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries of record in Book 332, page 21, Register's Office for said county. Said Lot Number 178 fronts 50 feet on the westerly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

PARCEL TWO (2):

Beginning at an iron pin in the westerly right-of-way of Foster Avenue, said iron pin described as being 25.50 feet from the center line of said Avenue; and further described as being 165.50 feet from the right-of-way of Glenrose Avenue; thence leaving the westerly right-of-way of Foster Avenue, North 88 deg. 16′ West a distance of 150.00 feet to an iron pin in the easterly right-of-way of an alley; thence with the easterly right-of-way of the alley North 2 deg. 30′ East a distance of 100.00 feet to an iron pin; thence North 2 deg. 25′ East a distance of 48.7 feet to a point in the southerly right-of-way of Glenrose Avenue; thence leaving the alley and with the southerly right-of-way of Glenrose Avenue South 89 deg. 21′ East a distance of 130.00 feet to a point in the southerly right-of-way of Glenrose Avenue; thence in a southeasterly direction along a curve having a radius of 20 feet, 32.1 feet to a point on the westerly right-of-way of Foster Avenue; thence along the westerly right-of-way of Foster Avenue South 2 deg. 31′ West a distance of 131.5 feet to the point of beginning, being a lot situated in the County of Davidson, State of Tennessee.

Being the same property conveyed to Mark Dalton by Installment Deed from Nancy Jean Dalton of record in Book 10290, page 63, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PARCEL TWO (2) BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING DESCRIBED TRACTS WHICH WERE CONVEYED FOR THE PURPOSE OF CREATING A RIGHT OF WAY FOR STREET PURPOSES:

TRACT ONE (1):

Beginning at a point in the existing westerly right of way line of Foster Avenue, said point being on the line between Nancy Jean Dalton (as described on Map 119-1, Parcel 248 of the Property Map and Records System of Davidson County, Tennessee) and Nancy Jean Dalton (as described on Map 119-1, Parcel 245 of the Property Map and Records System of Davidson County, Tennessee); thence S 02 deg. 48′ 7" W a distance of 50.00 feet along the existing right-of-way line of Foster Avenue to a point on the line between Margaret George Walker (as described on Map 119-1, Parcel 244 of the Property Map and Records System of Davidson County, Tennessee) and Nancy Jean Dalton (Parcel 119-1-245); thence N 87 deg. 51′ 40" W a distance of 5.00 feet along the line between Margaret George Walker (Parcel 119-1-244) and Nancy Jean Dalton (Parcel 119-1-245) to a point and intersection of the proposed right-of-way; thence N 02 deg. 48′ 07" E a distance of 50.00 feet along the proposed right-of-way to a point on the line between Nancy Jean Dalton (Parcel 119-1-248) and Nancy Jean Dalton (Parcel 119-1-245); thence S 87 deg. 51′ 40" E a distance of 5.00 feet to the point of beginning, said easement containing 0.006 acres, more or less.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by warranty deed from Nancy Jean Dalton, unmarried, of record in Book 8642, page 386, Register's Office for Davdison County, Tennessee.

EXHIBIT "A"

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TRACT TWO (2):

Beginning at a point in the existing southerly right-of-way of Glenrose Avenue, said point being S 88 deg. 55′ 51" E a distance of 129.39 feet from the northwesterly corner of the aforesaid parcel; thence southeastwardly at a curve concave to the southwest having a radius of 20 feet a distance of 32.02 feet to a point of tangency on the existing westerly right-of-way of Foster Avenue; thence N 43 deg. 3′ 52" W a distance of 28.71 feet along the proposed right-of-way line of Glenrose Avenue to the point of beginning, said tract containing .003 acres, more or less.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Nancy Jean Dalton, unmarried, of record in Book 8722, page 770, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0663469

IDENTIFICATION REFERENCE

99 DEC -3 AM 9:11

BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

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CAMT	450000.00
CON TX	1665.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	1684.00
CHECK	1684.00

12/03/99 01 09:12 0001 7829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545422