**This Instrument Prepared By:**
**Brenda Franks Hale, Attorney**
**HALE AND HALE, PLC**
**312 First Tennessee Bank Building**
**Franklin, Tennessee 37064**

Instr:200003270030382 Page: 1 OF 2
REC'D FOR REC 03/27/2000 10:21:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $814.00

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Pioneer College Caterers, Inc.<br>Attn Byron Hall<br>5207 Heathrow Hills Dr.<br>Brentwood, TN. 37027 | SAME | Map and Parcel<br>119-1-162 |

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual consideration or value, whichever is greater, for this transfer is $220,000.00.**

Byron R. Hall

**AFFIANT**

**Sworn to and subscribed before me this 24 day of March, 2000.**

DOUGLAS NOTARY PUBLIC WILLIAMSON CO. LARGE

**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, THOMAS E. RADER, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto PIONEER COLLEGE CATERERS, INC., a Tennessee corporation, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:**

**LAND in Davidson County, Tennessee, being the westerly part of Lot Nos. 208, 209 and 210, on the Plan of Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, as shown on plat of record in Plat Book 332, page 21, in the Register's Office for Davidson County, Tennessee, and described according to a survey made May 30, 1961, by E. L. Miller, Jr. & Company, as follows:**

**Said parts of said lots front 68.3 feet on the southerly side of Glenrose Avenue and extends back 120.8 feet on the westerly line and 120.4 feet on the easterly line, to a line on the north, measuring 75 feet thereon.**

**Being the same property conveyed to Thomas E. Rader by Warranty Deed from Ju Weon Yang and wife, Mi Kyong Yang, of record in Book 10725, page 391, Register's Office for Davidson County, Tennessee.**

**THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.**

**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 heirs 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. Davidson County taxes for the year 2000 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 119-1-162.**

**2. All matters appearing on the Plan of Overhill City and W. H.Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision as of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee.**

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

**This improved property is known as 303 Glenrose Avenue, Nashville, Tennessee 37210.**

**WITNESS my hand this 24 day of March, 2000 in Franklin, Tennessee.**

Thomas E. Rader

**Thomas E. Rader**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Thomas E. Rader, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.**

**Witness my hand this 24 day of March, 2000, in Franklin, Tennessee.**

**Notary Public**

**My Commission Expires:** 2/23/02

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN