(1)

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File #200011201

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Razaak Ademosu	OWNER	135-14-0-B
(NAME) 216 Sailboat Drive	(NAME)	PARCEL 091.00CO
(ADDRESS) Nashville, Tn. 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, CRACKER BARREL OLD COUNTRY STORE, INC., a Tennessee Corporation, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto RAZAAK ADEMOSU AND WIFE, LINDA L. ADEMOSU , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 2 on the plan entitled "An Amendment to the Final Plat Phase One Ransom Place" of record in Book 7900, page 638, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Cracker Barrel Old Country Store, Inc., a Tennessee corporation, by deed from Ransom Place Homes, Inc., a Tennessee corporation, by deed of record in Book 9653, page 162, Register's Office, Davidson County, Tennessee.

Subject to non-exclusive drainage easement of record in Book 9653, page 153, Register's Office, Davidson County, Tennessee; Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title set forth in restrictions recorded in Book 8926, page 420, as amended by instrument of record in Book 9402, page 362, said Register's Office, and further amended by third Amendment to Declaration of record in Book 9653, Page 148, said Register's Office, and in any allied instruments referred to in said restrictions; Easements to Metropolitan Government of Nashville and Davidson County, as set forth in instruments recorded in Book 8744, page 648, said Register's Office; all matters shown on plat recorded in book 6900, pages 922 through 924, as amended in Book 7900, page 602, book 7900, page 638 and Book 7885, page 867, said Register's Office; all matters shown on plat recorded in book 6900, page 851, said Register's Office; Crossover Easement Agreement of record in Book 9402, page 353, as amended by Book 9402, page 360, said Register's Office; Storm Water Detention Joint Maintenance Agreement of record in Book 6594, page 983, and Book 9195, page 132, said Register's Office; Charter of Ransom Place Commercial Owner's Association of record in Book 9653, page 151, said Register's Office.

Also conveyed herewith are rights in and to a non-exclusive drainage easement of record in Book 9653, Page 153, said Register's Office.

unimproved ( )
This is improved(X) property, known as 2241 Murfreesboro Road, Nashville,, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever, claiming by, through, or under the Grantor.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of June, 2000.

Instr:200006270064024 Page: 1 OF 2
REC'D FOR REC 06/27/2000 4:04:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2516.00

Cracker Barrel Old Country Store, Inc., a Tennessee Corporation

By:
DONALD G. KRAVITZ, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, duly commissioned and qualified, personally appeared Donald G. Kravitz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of Cracker Barrel Old Country Store, Inc. the within named bargainor, a Tennessee Corporation, and that he as such Vice President being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President..

Witness my hand and seal at office, on this 23rd day of June, 2000.

Tamara J. Nollner
Notary Public

My commission expires:

April 1st, 2002

