62
LAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for
this transfer or value
(whichever is greater)
is $255,000.00.

Thomas A. Allen
Affiant

Subscribed and sworn to before me, this
1st day of May, 2002.

Rowena Morgan
Notary Public

My Commission Expires: 3/26/05

Davidson County DEEDWARR
Recvd: 05/01/02 13:36 7pgs
Fees:38.00 Taxes:943.50
20020501-0053552

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Grayson Corporation Attn: AmSouth Bank Trust Dept. 400 AmSouth Center Nashville, TN 37237-0402	Same	Map 93-2, Parcel 46 Map 93-2, Parcel 47 Map 93-2, Parcel 48

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SUNTRUST BANK, NASHVILLE, N.A., f/k/a THIRD NATIONAL BANK IN NASHVILLE, Trustee of Testamentary Trust Under Will of George L. Catignani, but not further or otherwise, GEORGE LOUIS CATIGNANI, MARY KATHRYN CATIGNANI RAMSEY, ANDREW BRITTON CATIGNANI, ROBERT JOSEPH CATIGNANI, JAMES CHRISTOPHER CATIGNANI, NANCY ANNE CATIGNANI SMITH, EVALYN TANKSLEY CATIGNANI HOBBS, JOHN OGDEN CATIGNANI, JR., and DANIEL FRANCIS CATIGNANI, ALL INDIVIDUALLY AND AS PARTNERS OF DELUXE ICE CREAM COMPANY, A PARTNERSHIP**, have bargained and sold, and by these presents do transfer and convey unto **Grayson Corporation**, a Tennessee Corporation, the Grantee herein, its successors, assigns and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1:

Beginning at a point in the west margin of 2nd Avenue North, at the southeast corner of the lot that was conveyed to National Baptist Publishing Board, by H. L. McNish, Trustee, as of record in Book 290, Page 173, Register's Office; thence along the south line of said Publishing Board land, westerly 137-1/2 feet to the eastern margin of an alley; thence with the margin of said alley, southerly 37-1/2 feet to a point; thence easterly 137-1/2 feet to the westerly margin of 2nd Avenue North; thence with this margin of the same, northerly 37-1/2 feet to the point of beginning.

Being the same property conveyed by deed on the 27th day of April, 1961, from Katherine Boyd Roach to Deluxe Ice Cream Company, a partnership composed of John O. Catignani and George L. Catignani and to their successors and assigns, recorded in Book 3221, Page 85,, R.O.D.C.

This is improved property known as 515 - 2nd Avenue, North, Map & Parcel No. 93-2-46.

Tract 2:

Part of lot No. 20 in the original plan of Nashville, Tenn. (Not of Record) beginning at the southeast corner of George B. Kinney's lot on the west side of Second Avenue, North, formerly North Market Street, and running then South 30 feet on Second Avenue, North, formerly North Market Street, to the line of the Thompson and Miles property; thence West along the line of the last mentioned property to an alley; thence North along said alley to Kinney's line; then East along Kinney's line to the beginning.

Being the same property conveyed by deed to Deluxe Ice Cream Company, a partnership composed of A. B., George L., A. Joe and John O. Catignani on the 27th day of May, 1948, from Josephine O. Catignani of record in Book 1784, Page 143, R.O.D.C. A. B. Catignani died leaving Josephine O. Catignani, Patricia Murray, Gloria Schoen, A. Joe Catignani, George L. Catignani and John O. Catignani as his sole heirs at law. Josephine O. Catignani died leaving Patricia Murray, Gloria Schoen, A. Joe Catignani, George L. Catignani and John O. Catignani as her sole heirs at law. The interest of A. Joe Catignani was conveyed to Deluxe Ice Cream Company, a partnership composed of George L. Catignani and John O. Catignani by deed of record in Book 2594, Page 307. Patricia Murray died June 30, 1993, and her will of record in Will Book 186, Page 106, Davidson County Probate Court Clerk's Office, devised her interest in the subject property or partnership interest therein to Louis J. Murray. Louis Joseph Murray died November 29, 1995, and his Will of record in Will Book 202, Page 596, Davidson County Probate Court Clerk's Office, devised his interest to Marilyn Murray, Colleen Murray, Christy Murray, Lisa Murray, Andrew Murray and Stephen Murray.

This is improved property known as 509 - 2nd Avenue, North, Map & Parcel No. 93-2-48.

Tract 3:

Part of Lot 20 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the Westerly margin of Second Avenue North, formerly Market Street, at the Northeast corner of said Lot; thence with the westerly margin of said avenue Southerly 47-1/4 feet to the N. E. corner of a part of said lot, formerly owned by Geo. K. Whitworth; thence with the northerly line of said Whitworth lot Westerly 136-1/2 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 47-1/4 feet, more or less, to the northerly line of said Lot No. 20; thence with said line Easterly 136-1/2 feet, more or less, to the beginning.

Being the same property conveyed by deed to Deluxe Ice Cream Company, a partnership composed of A.B., George L., A. Joe and John O. Catignani on October 11, 1943, from Joseph DeMatteo, of record in Book 1224, Page 426, R.O.D.C. A. B. Catignani died leaving Josephine O. Catignani, Patricia Murray, Gloria Schoen, A. Joe Catignani, George L. Catignani and John O. Catignani as his sole heirs at law. Josephine O. Catignani died leaving Patricia Murray, Gloria Schoen, A. Joe

Catignani, George L. Catignani and John O. Catignani as her sole heirs at law. The interest of A. Joe Catignani was conveyed to Deluxe Ice Cream Company, a partnership composed of George L. Catignani and John O. Catignani by deed of record in Book 2594, Page 307. Patricia Murray died June 30, 1993, and her will of record in Will Book 186, Page 106, Davidson County Probate Court Clerk's Office, devised her interest in the subject property or partnership interest therein to Louis J. Murray. Louis Joseph Murray died November 29, 1995, and his Will of record in Will Book 202, Page 596, Davidson County Probate Court Clerk's Office, devised his interest to Marilyn Murray, Colleen Murray, Christy Murray, Lisa Murray, Andrew Murray and Stephen Murray.

This is improved property known as 511 - 2nd Avenue, North, Map & Parcel No. 93-2-47.

Said Tracts 1, 2 and 3 also being the same property conveyed to SunTrust Bank, Nashville, N.A., f/k/a Third National Bank in Nashville, Trustee of Testamentary Trust under Will of George L. Catignani, George Louis Catignani, Mary Kathryn Catignani Ramsey, Andrew Britton Catignani, Robert Joseph Catignani, James Christopher Catignani, Nancy Anne Catignani Smith, Evalyn Tanksley Catignani Hobbs, John Ogden Catignani, Jr., and Daniel Francis Catignani, by deed from Gloria Catignani Schoen, Colleen Murray, Lisa Murray, Stephen Murray, Marilyn Murray, Christy Murray and Andrew Murray, of record in Book 10406, page 743, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, its representatives, successors and assigns forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of the interest in said land which is herein conveyed in fee simple, have a good right to convey it, and the same is unencumbered except as herein above set out.

And Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives to warrant and forever defend the title to the said land to the said Grantee, its representatives, successors and assigns against the lawful claims of all persons whomsoever.

This instrument is executed on behalf of George Louis Catignani by Nancy Catignani Smith, as his attorney-in-fact, pursuant to a Power of Attorney of record in Instrument No. 20020501-0053551, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mary Kathryn Catignani Ramsey by Nancy Catignani Smith, as her attorney-in-fact, pursuant to a Power of Attorney of record in Instrument No. 20020501-0053550, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Evalyn Tanksley Catignani Hobbs by Nancy Catignani Smith, as her attorney-in-fact, pursuant to a Power of Attorney of record in Instrument No. 20020501-0053549, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand on this the 1st day of May, 2002.

SUNTRUST BANK, NASHVILLE, N.A.
f/k/a Third National Bank in Nashville
Trustee of Testamentary Trust u/w/o
George L. Catignani

By: _____

Title: V.P.

George Louis Catignani
By: Nancy Catignani Smith, Attorney-in-Fact

Mary Kathryn Catignani Ramsey
By: Nancy Catignani Smith, Attorney-in-Fact

Evalyn Tanksley Catignani Hobbs
By: Nancy Catignani Smith, Attorney-in-Fact

Nancy Anne Catignani Smith

Robert Joseph Catignani

James Christopher Catignani

Nancy Anne Catignani Smith

John Ogden Catignani, Jr.

Daniel Francis Catignani

Andrew Britton Catignani

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Britton Catignani**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 7-30-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID P. ROGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized officer of SunTrust Bank, Nashville, N.A., f/k/a Third National Bank in Nashville, the Trustee of the Testamentary Trust u/w/o George L. Catignani, the within named bargainor, a Tennessee _____, and that he as such authorized officer, being duly authorized to execute the instrument on behalf of the Testamentary Trust, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as such VICE PRESIDENT on behalf of the Testamentary Trust.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 3/26/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCY CATIGNANI SMITH**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **GEORGE LOUIS CATIGNANI, MARY KATHRYN CATIGNANI RAMSEY, and EVALYN TANKSLEY CATIGNANI HOBBS,** as their attorney-in-fact, as the free act and deed of the within named **GEORGE LOUIS CATIGNANI, MARY KATHRYN CATIGNANI RAMSEY, and EVALYN TANKSLEY CATIGNANI HOBBS.**

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2002.

Notary Public

My Commission Expires: 7-30-2005

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Joseph Catignani**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 7-30-2005

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Christopher Catignani**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2002.

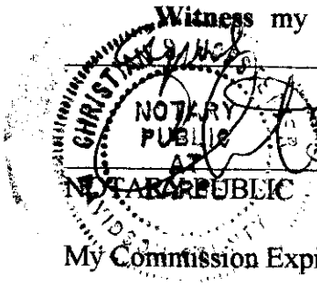
NOTARY PUBLIC

My Commission Expires: 7-30-2005

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Anne Catignani Smith**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of _____, 2002.



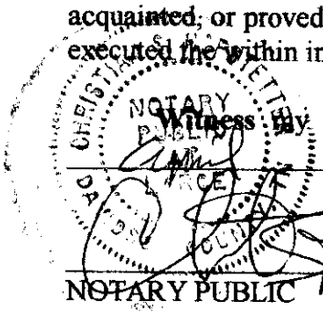
NOTARY PUBLIC

My Commission Expires: 7-30-2005

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Ogden Catignani, Jr.**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of _____, 2002.



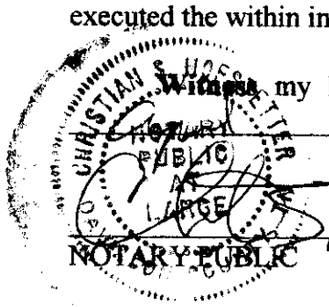
NOTARY PUBLIC

My Commission Expires: 7-30-2005

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Francis Catignani,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of _____, 2002.



NOTARY PUBLIC

My Commission Expires: 7-30-2005