Davidson County DEEDWARR
Recvd: 06/18/03 09:02 3pgs
Fees:18.00 Taxes:370.00

20030618-0083809

ADDRESS NEW OWNER
SEND TAX BILLS:
DON HOBSON
1205 Graybar Lane
Nashville TN 37215

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
82 - 15 - 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND DOLLARS ($100,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, NASHVILLE WHOLESALE MEAT, INC., a Tennessee Corporation , hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to DON HOBSON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

TRACT ONE:
Land in Davidson County, Tennessee, being part of Lots Nos. 16 and 17 on the plan of John Shelby's First Addition to Edgefield, now East Nashville, as of record in Book 12, Page 524, Register's Office for said County, described as follows:

Beginning at the southeast corner of Walnut Alley and Cottonwood Street; thence eastwardly with the southerly margin of said alley, 100 feet to a point, the northwest corner of Lot No. 18; thence southwardly 50 feet along the line between Lots 17 and 18; thence westwardly parallel with said alley, 100 feet to Cottonwood Street; thence northwardly along the easterly margin of Cottonwood Street, 50 feet to the beginning.

TRACT TWO:
Being the southwesterly 5 feet of the northwesterly 55 feet of Lot No. 16 in Shelby's First Addition to Edgefield, now East Nashville, a plan of which is of record in Book 12, Page 524, Register's Office for said county. Said part of said lot is more particularly described as follows:

Beginning at a point in the easterly side of Cottonwood Street, 155 feet from the northwesterly corner of Gallatin Pike and Main Street; thence at right angles with said Cottonwood Street 50 feet to the dividing line between Lots 16 and 17 in said plan; thence in a westerly direction and with said line 5 feet to a point; thence in a southerly direction and parallel with Main Street 50 feet to Cottonwood Street; thence with the northeasterly margin of Cottonwood Street 5 feet to the beginning.

TRACT THREE:
Beginning at a point in line between Lots Nos. 17 and 18 in John Shelby's First Addition to Edgefield (now East Nashville), Davidson County, Tennessee, a plan of which is recorded in Book No. 12, Page 524, Register's Office for Davidson County, Tennessee, said point being 50 feet from Walnut Alley; runs thence with said line between said lots 5 feet to the northeast corner of lot described in deed of Mary A. Newman and A. B. Newman to Normal L. Kittrell and K. E. Kittrell, of record in Book 457, Page 59, Register's Office for Davidson County, Tennessee; thence westerly with the northerly line of said lot and parallel with Walnut Alley 50 feet to the northwest corner of said lot; thence northerly 5 feet to lots now owned by the said C. B. Smith and C. C. Smith; thence easterly with the line of his lot 50 feet to the beginning.

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TRACT FOUR:
Being part of Lot No. 17 on the plan of Shelby's First Addition to Edgefield, now East Nashville, as of record in Book 12, Page 524, Register's Office for said County, said part of Lot No. 17 fronts 52 feet on the northerly side of Main Street, Formerly Gallatin Avenue, and runs back 81.5 feet on the easterly margin line and 79 feet on the westerly property line to a dead line in the rear, on which it measures 50 feet.

EXCLUSION: There is included within the above description but EXPRESSLY EXCLUDED from this conveyance, a 20 foot strip of land on the extreme easterly side of said property retained by Ramal Advertising Associates of Tennessee, a limited partnership, in Deed Book 4828, Page 762, in said Register's Office. Said strip of land fronts 20 feet on the northerly side of Main Street and extends back between parallel lines on the extreme easterly side of said property approximately 81.5 feet to a dead line in the rear, on which it measures approximately 20 feet.

Being the same property conveyed to Nashville Wholesale Meat, Inc. by deed of record in Book 8328, Page 621, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 102 N. 2nd. Street, Nashville, Tennessee 37213.

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

GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds itself, its heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 11 day of June, 2003.

NASHVILLE WHOLESALE MEAT, INC.

By: Robert P. Cole

Title: Pres.

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STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Robert Cole, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be president of NASHVILLE WHOLESALE MEAT, INC., the within named bargainor, a corporation, and that he as such president, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

Witness my hand and seal at office, this 11 day of June, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

AFFIANT

Subscribed to and sworn before me, this the 11 day of June, 2003.

NOTARY PUBLIC

My Commission Expires:
10/24/05

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