FILE BOX "7"

Davidson County DEEDWARR
Recvd: 09/10/03 14:59 2pgs
Fees:13.00 Taxes:307.10
20030910-0132262

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$83,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **the 3rd day of September, 2003.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #s
K & L PROPERTIES, LLC 4425 Sheppard Place Nashville, TN 37205	**S A M E**	**80-58** **8DA 62133**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **BLUE MOON WATERFRONT CAFÉ, INC.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K & L PROPERTIES, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of LaRoche Industrial Park of record in Book 7900, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Blue Moon Waterfront Café, Inc., by deed from Earl L. Young, of record in Instrument Number 20000728-0074743, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is Improved ( ) property known as Lot 1, Laroche Industrial Park, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 ITS HAND THIS 3RD DAY OF SEPTEMBER, 2003.

BLUE MOON WATERFRONT CAFÉ, INC.

By: PRESIDENT

WILLIAM E. CARTER, III, President

BRIAN S. BILLS, SECRETARY-TREASURER
TREASURER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared WILLIAM E. CARTER, III and BRIAN S. BILLS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to the President and Secretary-Treasurer, respectively of the BLUE MOON WATERFRONT CAFÉ, INC., a Tennessee Corporation, and that they as such President and Secretary-Treasurer, respectively, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary-Treasurer.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATUR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY