(1)

Davidson County DEEDWARR
Recvd: 10/26/04 11:40 2pgs
Fees:13.00 Taxes:545.75

20041026-0128586

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
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FRANKLIN, TN 37065
Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $147,500.00.

Affiant

Sworn to and subscribed before me this 22 day of October, 2004.

Notary Public

My Commission Expires: 3.14.2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
BDT Beverage, LLC, a Tennessee Limited Liability Company	2519 Grandview Avenue	Owner	119.050.0 part of 95.00
2135 Utopia Avenue	Nashville, TN 37211		06DA 26020
Nashville, TN 37211			Map 119-5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Seven Thousand Five Hundred and 00/100 Dollars ($147,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **EDWARD H. BURRELL and BRENDA D. BURRELL, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **BDT BEVERAGE, LLC, a Tennessee Limited Liability Company** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Lot No. 1 of the First Revision Grandview Heights Resubdivision of Lot 1, Resubivision Par. 55 on Property Map 119-5. of record in Book 11190, Page 71, Register's Office for Davidson County, Tennessee.
>
> BEING a portion of the same property conveyed to Edward H. Burrell and wife, Brenda D. Burrell, by Warranty Deed dated July 25, 1995 from Maxell Partnership, a Tennessee general partnership composed of Milton B. Maxwell, Jr. and Robert Stephen Maxwell, of record in Book 9764, Page 566, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2004 which are a lien but not yet due and payable to be paid by Grantee; subject to all notations, both written and illustrated as set forth on the Plan of record in Book 11190, Page 71, Register's Office for Davidson County, Tennessee; Sanitary Sewers and/or Storm Drainage Easement of record in Book 4665, Page 14, Register's Office for Davidson County, Tennessee; lot abuts property originally conveyed to Louisville and Nashville Railroad Company of record in Book

2883, Page 713, which is shown on the Plat of record as CSX Railroad Company, Register's Office for Davidson County, Tennessee; Restrictions as set forth in the deed of record in Book 9209, Page 282, Register's Office for Davidson County, Tennessee; those matters set forth on the Final Plat of Grandview Heights Subdivision, Lots 398 to 405, of record in Book 7990, Page 682, Register's Office for Davidson County, Tennessee; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all existing highway, roadway, and utility easements which lie on the premises.

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

WITNESS our hands this the 22 day of October, 2004.

Edward H Burrell
EDWARD H. BURRELL

Brenda D. Burrell
BRENDA D. BURRELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Debbie Rubenstein, the undersigned, a Notary Public, in and for said State and County, **Edward H. Burrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 22nd day of October, 2004.

Debbie Rubenstein
NOTARY PUBLIC

DEBBIE RUBENSTEIN NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires: June 19, 2007

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Debbie Rubenstein, the undersigned, a Notary Public, in and for said State and County, **Brenda D. Burrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 22nd day of October, 2004.

Debbie Rubenstein
NOTARY PUBLIC

DEBBIE RUBENSTEIN NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Expires: June 19, 2007