Davidson County DEEDWARR
Recvd: 12/16/04 14:26 3pgs
Fees:18.00 Taxes:462.50
20041216-0149789

THIS INSTRUMENT PREPARED BY:

Alan T. Fister, Esq.
5214 Maryland Way, Suite 402
Brentwood, TN 37027
(615) 376-0175

State of Tennessee)
County of)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 125,000.00

Affiant

Subscribed and sworn to before, this the 14th day of December, 2004.

Notary Public

My Commission Expires: 12-16-07

LISA A. SMITH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
John's Market, Inc. 101 Charles E. Davis Blvd Nashville, TN 37210	John's Market, Inc. 378 Lewis Street Nashville, TN 37210	93-16, 27 93-16, 28

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELSIE M. HARRIS, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto JOHN'S MARKET, INC., a Tennessee corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot Nos. 208 and 209 on the Map of Maury and Claiborne Addition of record in Plan Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elsie M. Harris, unmarried by Warranty Deed from Ronald E. Walton, single of record in Book 7574, page 923, Register's Office for Davidson County, Tennessee.

(See also Exhibit A)

This is commercial property known as 101 and 103 Charles E. Davis Blvd., Nashville, Davidson County, Tennessee.

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of December, 2004.

GRANTOR:

ELSIE M. HARRIS, unmarried

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ELSIE M. HARRIS,** the bargainor(s), 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 office this 16th day of December, 20 04 .

Notary Public

My Commission Expires: 12-16-07

LISA A. SMITH
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

EXHIBIT A

Boundary line description of the Elsie M. Harris property, said property being a tract or parcel of land lying in the 17th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning on an iron pin in the East margin of Charles E. Davis Boulevard, said pin being the Southwest corner of the D S Management, Inc. property, and the Northwest corner of the property herein described, thence leaving said margin of said road and running South 83 degs. 59 mins. 32 secs. East 150.07 feet to an iron rod in the West margin of Alley no .92, thence with said alley South 07 degs. 06 mins. 36 secs. West 70.36 feet to an iron pin in the North margin of Cannon Street, thence with said margin of said street North 83 degs. 50 mins. 30 secs. West 150.17 feet to an iron pin in the East margin of Charles E. Davis Boulevard, thence with said margin of said road North 07 degs. 11 mins. 45 secs. East 69.97 feet to the point of beginning and containing 0.24 acre more of less by survey, pursuant to survey performed by Paul Burton Crockett, R.L.S., dated December 4, 2004.