This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Davidson County DEEDWARR
Recvd: 01/07/05 16:20 3 pgs
Fees:18.00 Taxes:980.50
20050107-0003135

GENERAL WARRANTY DEED

Address of new owner as follows:
Wild Cherry, Inc.
500 Old Hickory Boulevard
Madison, TN 37115

Send tax bills to:

(Same)

Map-Parcel No.
Map 43
Group 13
Parcels 131 & 132

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Know all men by these presents that, **JAMES R. COMPTON AND WIFE, SARAH C. COMPTON** (hereinafter collectively the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **WILD CHERRY, INC.** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in DAVIDSON County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

TRACT I:

Land in Davidson County, Tennessee, being Lot(s) 1, Block "J", as shown on the map entitled Forest Park Subdivision at Madison, Tennessee, of record in Plat Book 843, page(s) 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES R. COMPTON AND WIFE, SARAH C. COMPTON, by deed of record in Book 3400, page 41, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being the southerly 44 feet 6 inches of Lot No. 4 and the northerly 30 feet 6 inches of Lot No. 5 of Block "J" on the plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.

Said parts of Lots Nos. 4 and 5 front together 75 feet on the easterly side of Forest Park Road and run back 143 feet 10 inches, more or less, on the southerly line and 143 feet 2 inches, more or less, on the northerly line, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to JAMES RICHARD COMPTON AND WIFE, SARAH C. COMPTON, by deed of record in Book 4212, page 300, said Register's Office.

This is improved property commonly known as: **500 Old Hickory Blvd. Madison, TN 37115 and 105 Forest Park Rd, Madison, TN 37115**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantors as of the 4th day of January, 2005.

James R. Compton

JAMES R. COMPTON

Sarah E. Compton (Sec.)

SARAH E. COMPTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JAMES R. COMPTON and wife, SARAH E. COMPTON** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2005.

Randy E. Chance

Notary Public

My commission expires: 5/28/2006

RANDY E. CHANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $265,000.00.

Affiant

Sworn to and subscribed before me this
4th day of January, 2005.

Elizabeth Ryder Sykes

Notary Public

My Commission Expires: 11/24/07

ELIZABETH RYDER SYKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007