Davidson County DEEDWARR
Recvd: 06/17/05 13:11 4 pg:
Fees:23.00 Taxes:980.50
20050617-0069529

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
West End Sandwich, L.P.		
3309 Fairmont Drive	Same	Map 104-6
Nashville, TN 37203		Parcel 238

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ALVIN ZAGER**, unmarried, and **VALERIE LANDA**, married (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **WEST END SANDWICH, L.P.**, a Tennessee limited partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantors contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

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

Grantors covenant that they are lawfully seized and possessed of the property in fee simple, have the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to said property to the said Grantee, its successors 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.

The property conveyed herein is not and has never been the primary residence of Grantors.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed as of the 17 day of June, 2005.

Alvin Zager by Valerie Landa as attorney-in-fact
ALVIN ZAGER, by Valerie Landa, Attorney-in-Fact

Valerie Landa
VALERIE LANDA

283222.1/2881.4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared VALERIE LANDA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument as attorney-in-fact on behalf of ALVIN ZAGER for the purposes therein contained, and who further acknowledged that such person executed the same as the free act and deed of ALVIN ZAGER.

WITNESS my hand, at office, this 17th day of June, 2005.

NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
5/23/09

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared VALERIE LANDA, the within named bargainor, 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, at office, this 17th day of June, 2005.

NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
5/23/09

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 2005.

Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
7-19-08

EXHIBIT A

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 54 and the westerly 8 feet of Lot No. 55, on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for said County.

Said Lot and part of lot fronts 58 feet on the northerly side of Beech Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Perry Zager by Installment Deed, of record in Book 2395, page 192, said Register's Office. The said Perry Zager having since died, and Alvin Zager and Valerie Landa being all of the heirs-at-law of Perry Zager. # 20050617-0069528

EXHIBIT B

1. Real estate taxes for 2005, a lien, not yet due and payable, which have been prorated between the parties and shall be paid by Grantee.

2. Urban Renewal Plan for the University Center Urban Renewal Area – One, Project No. Tenn. R-51, of record in Book 10737, page 558, Register's Office for Davidson County, Tennessee.