FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: My Commission Exp. March 21, 2009

ANNE MARIE MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/17/05 14:07 2 pgs
Fees:13.00 Taxes:1110.00
20050817-0097742

Roland M. Lowell, Attorney THIS INSTRUMENT WAS PREPARED BY
315 Deaderick Street, Suite 2075 AmSouth Center, Nashville, TN 37238
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
The Pub, LLC (NAME)	Same (NAME)	96-13
613 Cold Springs Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 153.1
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, James Cochran and wife Cheryl Cochran

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Pub, LLC, a Tennessee Limited Liability Company

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 3rd Civil District of Davidson County, Tennessee, being described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on October 28, 1963 as follows:

Beginning at an iron pin located in the southerly margin of Allen Road, said iron pin being located southeasterly 160.0 feet from the intersection of the easterly right of way of proposed new location of Donelson Pike and the southerly right of way of Allen Road, being also the northeasterly corner of American Oil Company property, running thence with the southerly right of way line of Allen Road, southeasterly 50 feet to an iron pin; thence leaving said Allen Road, southeasterly 50 feet to an iron pin; thence leaving said Allen Road in a southerly direction 188.8 feet to an iron pin, said iron pin being the northeasterly corner of Driver Drug Company property; running thence with a line of the Driver Drug Company, westerly 45.55 feet to an iron pin in the line of the Driver Drug Company, said iron pin being the common corner of the herein described property, and the southeasterly corner of the Jim-Dandy Drive-in Market property running thence with the line of the Jim-Dandy Drive-in Market property, and the American Oil Company property in a northerly direction 203.25 feet to the point of beginning.

This property subject to restrictions of record in Book 3159, Page 387, Book 3250, Page 154, Book 3250, Page 180, and Book 3281, Page 610, said Register's Office, and subject to easement for drainage, of record in Book 3459, Page 57 said Register's Office.

Being the same property conveyed to Cheryl and James Cochran by deed from Ronald E. Walton of record in Book 9152, Page 238, Register's Office for Davidson County, Tennessee.

unimproved [ ] This is improved [X] property, known as 945 Allen Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

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. Subject to 2005 real property taxes to be paid by Grantee.

Witness our hands this 16th day of August, 2005

James Cochran

Cheryl Cochran

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Anne Marie Morris, a Notary Public in and for said County and State, the within named James Cochran and wife, Cheryl Cochran

the bargainor s, 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 and official seal at Nashville, Tennessee this 16th day of August, 2005.

ANNE MARIE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Exp. March 21, 2009

Anne Marie Morris Notary Public

Commission Expires

STATE OF TENNESSEE }
Davidson County }

Before me, a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as.

Witness my hand and official seal at, this day of , .

Notary Public

Commission Expires

WARRANTY DEED

FROM James and Cheryl Cochran

TO The Pub, LLC

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101