WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/06 10:55 2 pgs
Fees:13.00 Taxes:2342.10

20060512-0055930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $633,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JAN 27, 2007

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horizon Trades, Inc. **d/b/a Best In Town Restaurant** **Equipment Sales & Services**	SAME AS OWNER	**MAP 082-06-O**
(NAME)	(NAME)	
4920 Charlotte Avenue		**PARCEL 078.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lineage Realty Company, Inc.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Horizon Trades, Inc. d/b/a Best In Town Restaurant Equipment Sales & Services,** 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 Davidson County, Tennessee being Lot No. 2 on the Nashville Housing Authority Subdivision, Number Two, of record in Plat Book 4300, page 67, Register's Office for said county. Said Lot No. 2 fronts 200.00 feet on the west side of North First Street, and extends back between lines 274.50 feet on the north line and 230.54 feet on the south line, to a dead line in the rear on which it measures 204.79 feet.

Being the same property conveyed to Lineage Realty Company, Inc. by Quitclaim Deed from Rock City Realty Company, Inc., dated March 15, 2004, recorded April 15, 2004, of record in Instrument No. 20040415-0042600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 4300, page 67, said Register's Office; (c) Restrictive covenants contained in Book 3368, page 23 and Book 4589, page 968, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 718 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (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.

Witness my hand this 3 day of May, 2006.

Lineage Realty Company, Inc.

By:

Charles Clifford, President

12-7-08

NOTARY PUBLIC LISA DAMON STATE OF COLORADO

STATE OF COLORADO
COUNTY OF Delta

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Charles Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be President of Lineage Realty Company, Inc., (the "Company") the within named bargainor, a Tennessee Corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by her/himself as President.

Witness my hand and official seal at ~~Nashville~~ Crawford Colorado, ~~Tennessee~~ this 3 day of May, 2006.

Commission expires: 12-7-08

Lisa Damon
Notary Public

NOTARY PUBLIC
LISA
DAMON
STATE OF COLORADO