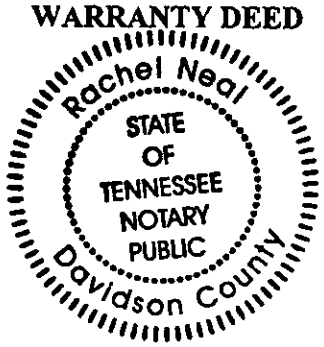
File No. 110271

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony J. Runzo | Newowner | 131-4-131 |
| (NAME) 1021 Belvidere Drive | (NAME) | |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) | |
| (CITY) (STATE) (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, Ruby Tuesday, Inc., a Georgia Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony J. Runzo and wife, Emily W. Runzo, 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:

Being parts of Lots Nos. 6, 7, 8, and 9 in Block 16 on the Map of College Park, of record in Book 843, page 29, Register's Office for said County, and described according to a survey made April 20, 1955, by William C. Parrish, Engineer, as follows: Beginning at an iron pin in the northeasterly corner of Lot No. 7 at the southwesterly corner of the intersection of Belvidere Drive and Rockdale Avenue; thence South 32 deg. 16 min West 194 feet 7 inches, along the easterly lines of Lots Nos 7, 8, and 9; and along the Westerly margin of Rockdale Avenue, to an iron pin in the Southeasterly margin of Lot No. 9; thence South 89 deg. 35 min West 55 feet, along the southerly margin of Lot No. 9 to an iron pin; thence North 8 deg. East 170 feet 4 inches, cutting across Lots. Nos. 9, 8, 7, and 6, to an iron pin in the northerly line of Lot No. 6 and in the southerly margin of Belvidere Drive; thence South 88 deg. 25 min. East 135 feet, along the northerly lines of Lots Nos. 6 and 7, and along the southerly margin of Belvidere Drive, to the beginning.

Being the same property conveyed to Ruby Tuesday, Inc, a Georgia corporation by deed from Gregory Scott Ashley and wife, Juliann C. Ashley, dated November 20, 2010 and recorded on January 3, 2011 in Instrument No: 20110103-0000594, Register's Office, Davidson County, Tennessee.

Subject to the plan of record in Plat Book 843, page 29, said Register's Office.

Subject to an easement of record in Book 3924, Page 420, said Register's Office.

Subject to Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 844, Page 440, Book 1040, Page 651 and Book 1104, Page 338, but deleting any convenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20110027747 DEEDWARR
Recvd: 05/10/11 09:00 2 pgs
Fees:13.00 Taxes:1254.30
20110510-0035729

File No. 110271

unimproved ☐

This is improved ☒ property, known as 1021 Belvidere Drive, Nashville, TN 37204

(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 5th day of May, 2011.

Ruby Tuesday, Inc., a Georgia Corporation

By:

Marguerite N. Duffy, Senior Vice President

STATE OF TENNESSEE

COUNTY OF BLOUNT

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marguerite N. Duffy with whom I am personally acquainted and who upon her oath acknowledged herself to be the Senior Vice President of Ruby Tuesday, Inc., a Georgia corporation, the within named bargainor, and corporation, and that she as such Senior Vice President being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Marguerite N. Duffy as such Senior Vice President.

Witness my hand and official seal this 5th day of May, 2011.

Commission expires:
10/12/2012

Notary Public

SUE B. COLEY
STATE OF TENNESSEE
NOTARY PUBLIC
BLOUNT COUNTY