THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11070705**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) Conveyance to Metropolitan Government of Nashville and Davidson County, exempt. Davidson County DEEDWARR Recvd: 10/06/11 12:25 4 pgs Fees:22.00 Taxes:0.00 **20111006-0077765**

WARRANTY DEED

Address New Owner: Metropolitan Government of Nashville & Davidson County P.O. Box 196300 Nashville, TN 37219-6300	Send Tax Bills To: EXEMPT	Tax Information: Tax Parcel ID No. 119-08-0 Parcels 044.00 and 045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thelma M Jones and Jeffrey D Jones, DBA The Dairy King Co and Dairy King, Inc.,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Metropolitan Government of Nashville & Davidson County**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, beginning at a point in the westerly margin of Thompson Lane, at a concrete monument in the north line of N.C. & St. L. Railroad right of way; thence with the margin of said Lane northwardly 64.44 feet to a concrete monument, and continuing with the margin of said Lane, N 10 degrees 10' E, 162.3 feet to another concrete monument and continuing with the margin of said Lane, northwardly 42.8 feet to a point in the center line of Mill Creek; thence with the center of said Creek N 82 degrees 13' W, 620.9 feet to a point; thence southwardly, passing a concrete monument at 44 feet, in all 328 feet to a concrete monument in the north line of said N.C. & St. L. Railroad right of way; thence with the north line of said right of way, eastwardly 575.9 feet to the beginning, containing 4.087 acres.

Being the same property conveyed to Thelma M. Jones and Jeffrey D. Jones, DBA The Dairy King Company, as joint tenants with right of survivorship, by Warranty Deed from Roberta Ann Harper, unmarried, devisee of the Will of William T. Harper, dated January 17, 1992 and recorded in Book 8531, page 805, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Easement granted to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Instrument No 2002 0308-0029383, Register's office for Davidson County, Tennessee, as to Parcel 45 only.

Easement granted to Metropolitan Government of Nashville and Davidson County for conservation greenway of record in Instrument No 20090827-0080763, said Register's office, as to Parcel 44 only.

Easement granted to Metropolitan Government of Nashville and Davidson County for water mains and appurtenances of record in Book 3943, page 825, said Register's Office.

This is improved property located at 431 and 0 E. Thompson Lane Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2011.

Thelma M. Jones
Thelma M Jones, DBA The Dairy King Co

Jeffrey D Jones, DBA The Dairy King Co

Thelma M. Jones
Dairy King, Inc., by Thelma Jones, Secretary

Dairy King, Inc., by Jeffrey D Jones, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thelma M Jones, DBA The Dairy King Co., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2011.

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey D Jones, DBA The Dairy King Co., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2011.

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)

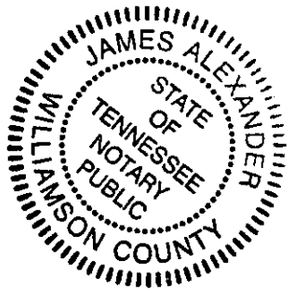
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thelma M Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Secretary of Dairy King, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of October, 2011.

Notary Public

My Commission Expires: May 18, 2014



STATE OF TENNESSEE)

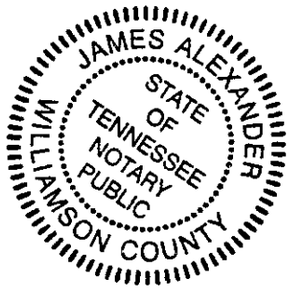
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey D Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Dairy King, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of October, 2011.

Notary Public

My Commission Expires: May 18, 2014



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY