BOOK 5597 PAGE 286

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene J. Kovarik	Southern Hospitality Corp.	Map 118-11
(NAME): c/o Attorneys Title Co.	(NAME): 1108 17th Avenue, South	Parcel 165
(STREET ADDRESS OR ROUTE NUMBER): Nashville, TN 37201	(STREET ADDRESS): Nashville, TN 37212	FB#6DA-35361
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Four Hundred Fifteen Thousand and No/100 ($415,000.00) ---------- *DOLLARS* cash in hand paid, SOUTHERN HOSPITALITY CORPORATION (formerly WENDY'S OF NASHVILLE, INC.,

F 87620

IDENTIF. REFERENCE

MAY 1 3 28 PM '80

FEE REGISTER DAVIDSON COUNTY, TENN.

has ~~now~~ does *bargained and sold, and by these presents* ~~do~~ *transfer and convey unto the said* EUGENE J. KOVARIK, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING land in the 1st Civil District of Davidson County, Tennessee, shown as Lot #1 on the Plat of the Thompson-Powell Property, as of record in Book 5200, page 206, Register's Office for said County, and more particularly described as follows:

BEGINNING at a point in the southerly margin of Thompson Lane, said point being the Northwest corner of Lot #2 as shown on the Plat of the Thompson-Powell Property and being the northeasterly corner of the lot herein described; thence leaving Thompson Lane and running with the west line of Lot #2, South 3° 29' West, 196.00 feet to a point; thence, continuing with Lot #2, South 77° 41' 43" West 95.23 feet to a point in the center of Powell (formerly H) Avenue; thence, with the centerline of said Avenue, North 27° 25' West, 261.00 feet to a point in the southerly margin of Thompson Lane; thence with the southerly margin of Thompson Lane, South 86° 00' East, 225.7 feet to the point of beginning, containing (34,290 Sq. ft.) 0.79 acres, more or less.

BEING property conveyed to Wendy's of Nashville, Inc., by deed from W & G Properties, a partnership composed of James Auburn Whatley and Willie B. Granstaff, of record in Book 5508, page 95, Register's Office for Davidson County, Tennessee. The said Wendy's of Nashville, Inc., having since merged with Ireland's Restaurant's Inc., by merger filed February 1, 1980, in the Tennessee Secretary of State's Office, and recorded in Book 5571, page 293, in the Register's Office for Davidson County, Tennessee, and having changed its name to Southern Hospitality Corporation, pursuant to its merger.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 415,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of May 1980

Notary Public

My commission expires: Feb. 12, 1983
(Affix Seal)

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: BOOK 5597 PAGE 287

1. 1980 Metropolitan Nashville and Davidson County, Tennessee, real property taxes for 1980, a lien, but not presently due and payable.

2. Restrictions of record in Book 1788, page 410, Book 1788, page 438, and Book 3859, page 88, all in the Register's Office for Davidson County, Tennessee;

3. Matters shown on the Plan of Thompson-Powell Property, a plat of which is of record in Book 5200, page 206, said Register's Office;

4. Private sewer easement contained in a deed of record in Book 5508, page 95, said Register's Office; and

5. Title to that portion of the Premises embraced within Powell Avenue.

This is improved XX unimproved ( ) property, known as Thompson Lane at Powell Avenue, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

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, his ..... *heirs and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Grantee ..... *that* it is ..... *lawfully seized and possessed of said land in fee simple;* has ~~have~~ *a good right to convey it, and the same is unencumbered.,* except as provided above.

And Grantor does ~~do~~ *further covenant and bind* its successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Grantee, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* May, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SOUTHERN HOSPITALITY CORPORATION

By: Frank A. Vatter, Jr.
V. P. & Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jo Ann Smith, a Notary Public of the State and County aforesaid, personally appeared Isaac A. Tuttle Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice Pres. & Secretary of the SOUTHERN HOSPITALITY CORPORATION, the within named bargainor, a corporation, and that he as such Vice Pres. & Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice Pres. & Secretary

Witness my hand and seal, at office in Nashville, TN

this 1st day of May, 19 80.

Jo Ann Smith
Notary Public

Commission Expires Feb. 12, 1983

05/01 1063.50 - CHECK

6757

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5597 PAGE 289

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			41[illegible].00-	CO
			1079.00	CO TX
			.50	PRFEE
			5.00	MISC
				CHECK 1081.50-
			675705/01/80 BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F87520

DEED REFERENCE

MAY 1 3 28 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 755536