BOOK 5668 PAGE 904

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Lee Marsh, Jr. and Ann M. Marsh Rt. #6, Ridgecrest Dr. Dickson, Tennessee 37055	same	Map 51-12 Parcel 128
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Wayne Oldham and wife, Anne Belle Oldham, Charles A. Rich and wife, Margaret Ann Rich, and Seymour Rosenberg, a single person (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Lee Marsh, Jr. and Ann M. Marsh as joint tenants with right of survivorship and not as tenants by the entirety (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $287,150.00

Affiant

Subscribed and sworn to before me this 16th day of October, 1980.

Notary Public
My commission expires: 7-18-82

1. Real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 1227 Gallatin Road, Nashville, Tennessee 37206.

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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

ROR Properties, a partnership composed of Wayne Oldham and wife, Anne Belle Oldham, Charles A. Rich and wife, Margaret Ann Rich, and Seymour Rosenberg, a single person, joins herein for the purposes of conveying any and all right, title and interest it may have in the property described on Exhibit "A", and to cancel that certain Lease Agreement dated June 10, 1976, by and between ROR Properties, Lessor, and Wendy's of Nashville, Inc., Lessee, as of record in Book 5075, page 988, Register's Office for Davidson County, Tennessee. Southern Hospitality Corporation, the successor in interest to Wendy's of Nashville, Inc., pursuant to the Articles and Plan of Merger dated February 1, 1980, filed with the Secretary of State of the State of Tennessee on February 1, 1980, and recorded in Book 5571, page 293, Register's Office for Davidson County, Tennessee, likewise

joins herein for the purpose of cancelling that certain Lease Agreement dated June 10, 1976, by and between ROR Properties, Lessor, and Wendy's of Nashville, Inc., Lessee, as of record in Book 5075, page 988, said Register's Office.

The said R. Wayne Oldham and Wayne Oldham are one and the same person, and the said Margaret Ann Rich and Margaret Anne Rich are one and the same person.

IT WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of October, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

R. Wayne Oldham

Anne Belle Oldham

Charles A. Rich

Margaret Ann Rich

Seymour Rosenberg

SOUTHERN HOSPITALITY CORPORATION

By: R. Wayne Oldham

ROR PROPERTIES

By: R. Wayne Oldham, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Frank A. Waters, Jr., a Notary Public of the State and County aforesaid, personally appeared R. Wayne Oldham, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Southern Hospitality Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11 day of October, 1980.

Frank A. Waters, Jr.
Notary Public

My Commission Expires: April 8, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of October, 1980, before me appeared R. Wayne Oldham, to me personally known, who, being by me duly sworn, did say that he is the Managing Partner of ROR Properties, a partnership, and that said instrument was signed and sealed in behalf of said partnership, by authority of the Partnership Agreement, and said R. Wayne Oldham, Managing Partner acknowledged said instrument to be the free act and deed of himself and the free act and deed of said partnership.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16 day of October, 1980.

Frank A. Waters, Jr.
Notary Public

My commission expires: April 8, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frank A. Waters Jr., a Notary Public in and for said County and State, the within named Wayne Oldham, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of October, 1980.

Frank A. Waters, Jr.
Notary Public

My Commission Expires: April 8, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frank A. Waters, Jr., a Notary Public in and for said County and State, the within named Anne Belle Oldham, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of October, 1980.

Frank A. Waters, Jr.
Notary Public

My Commission Expires: April 8, 1982

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Carol A. Hanlon, a Notary Public in and for said County and State, the within named Charles A. Rich, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Memphis, Tennessee, this 16th day of October, 1980.

Carol A. Hanlon
Notary Public

My Commission Expires:

My commission expires Feb. 14, 1984

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Carol A. Hanlon, a Notary Public in and for said County and State, the within named Margaret Ann Rich, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Memphis, Tennessee, this 16th day of October, 1980.

Carol A. Hanlon
Notary Public

My Commission Expires:

My commission expires Feb. 14, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frank A. Waters, Jr., a Notary Public in and for said County and State, the within named Seymour Rosenberg, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of October, 1980.

Frank A. Waters, Jr.
Notary Public

My Commission Expires: FEB 14 1982

EXHIBIT "A"

LEGAL DESCRIPTION

PART of a parcel of land in the 11th Civil District of Davidson County, Tennessee, on the east side of Gallatin Road, south of Berkley Drive, described in a survey made by Barge, Waggoner, & Sumner, Inc., Engineers, dated July 22, 1965, which part of said parcel of land is a part of the Resubdivision of Lot No. 1, Chippington Plaza, recorded in Book 4460, Page 135, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the common line between the north line of St. Joseph School property and the land herein conveyed, on the easterly side of Gallatin Road, extending along said common line easterly 190 feet to a point in said common line; thence northerly 20° 43' 56" east 130 feet parallel with Gallatin Road to a point; thence west and parallel with the St. Joseph School line, north 75° 01' 04" west to a point in the easterly line of Gallatin Road; thence south and parallel with Gallatin Road 130 feet to the point of beginning.

SAID property also being known as Lot 2 on the Plan of the Resubdivision of Lot 1, Chippington Plaza, as of record in Book 4885, Page 163, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of Gallatin Road, the southwest corner of the tract herein described and also in the north property line of the St. Joseph School property; thence, south 75° 01' 04" east 190 feet along the common line between the north line of the St. Joseph School property and the land herein described to an iron pin; thence, north 20° 43' 56" east 130 feet parallel with Gallatin Road to an iron pin; thence, north 75° 01' 04" west 190 feet parallel with the St. Joseph School line to a point in the easterly margin of Gallatin Road; thence, south 20° 43' 56" west 130 feet along the easterly margin of Gallatin Road to the point of beginning.

BEING the same property conveyed to Wayne Oldham and wife, Anne Belle Oldham; Charles A. Rich and wife, Margaret Anne Rich; and Seymour Rosenberg by Deed from Frank C. Davis, Jr., and wife, Grace K. Davis, as of record in Book 5035, Page 981, Register's Office for Davidson County, Tennessee.

G.I.4.1.2.7

IDENTIF. REFERENCE

OCT 23 4 02 PM '80

FILED & RECORDED
DAVIDSON COUNTY, TENN.

293 10/23 764.95- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5668 PAGE 910

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
			287150.00- CO	
			746.46 CO TX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 764.96-	
0293A	10/23/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 4 1 2 7

IDENTIF. REFERENCE

Oct 23 4 02 PM '80

No. 787884