map: 149-8
par. 45

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5690 PAGE 40

THIS INDENTURE, made this 22nd day of October, 1980, between UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 East Golf Road, Schaumburg, Illinois 60196, herein called "Grantor", and SOUTHERN HOSPITALITY CORPORATION, a Tennessee corporation of P. O. Box 48, Nashville, Tennessee 37202, hereinafter called "Grantee".

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby conveys unto said Grantee, its successors and assigns, forever, the following described land situated in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being part of land designated "Reserved for Commercial" on the Plan of Dorhill Acres, Section Two, of record in Book 2331, page 144, Register's Office for said County, described according to survey of J. L. Murphy, Jr. & Co., dated February 1, 1965, as follows:
>
> BEGINNING at a concrete monument located South 41 degrees 36 minutes East 20 feet from the point of intersection of the Northeasterly right-of-way line of Murfreesboro Road (having an existing 60 foot right of way) and the Southeasterly right-of-way line of Rural Hill Road (having an existing 50 foot right-of-way); thence along a curve to the right having a delta angle of 90 degrees a radius of 20 feet, and tangent length of 20 feet and a length of arc 31.42 feet to a concrete monument; thence with the Southeasterly margin of said Road North 48 degrees 24 minutes East 180 feet to a concrete monument; thence South 41 degrees 23 minutes East 209.27 feet to a concrete monument; thence South 43 degrees 53 minutes West 200 feet to a concrete monument in the Northeasterly margin of Murfreesboro Pike; thence North 41 degrees 36 minutes West 205 feet to a concrete monument, the POINT OF BEGINNING.
>
> SUBJECT TO that certain unrecorded sanitary sewer line easement given to the First Suburban Water Utility District of Davidson County, Tennessee dated January 2, 1969.

This instrument prepared by _____, an Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 East Golf Road, Schaumburg, Illinois 60196.

SUBJECT ALSO TO any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.

BEING the same property conveyed to Union Oil Company of California by Deed dated July 13, 1978, and recorded in Book 5323, Page 391, Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, unto said Grantees, its successors and assigns, forever.

Grantor, for itself and its successors, hereby covenants, and agrees to and with Grantees, its successors and assigns, that Grantor will warrant and defend said land and premises against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, UNION OIL COMPANY OF CALIFORNIA has caused these presents to be signed by a Vice President and an Assistant Secretary, and its corporate seal to be affixed hereto the day and year first above written.

UNION OIL COMPANY OF CALIFORNIA

By _____
Vice President

By _____
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 162,000.00
D.P. Shepherdson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12th DAY OF Dec. 1980.
C. Brooks
Deputy Register

A C K N L O W L E D G E M E N T

STATE OF ILLINOIS)

COUNTY OF COOK)

BOOK 5690 PAGE 42

On this 27th day of October, 1980, before me, the undersigned authority, personally appeared _____ and _____, to me personally known and who, being by me duly sworn did say that they are a Vice President and an Assistant Secretary, respectively, of Union Oil Company of California, a Calfifornia corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by them in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

GIVEN under my hand and official seal the day and year first above written.

Julie Rogers

Notary Public in and for Kane County, Illinois

(SEAL) JULIE ROGERS NOTARY PUBLIC KANE COUNTY, ILL.

My commission expires:

My Commission Expires August 22, 1984

Buyers Address and tax bills
Southern Hospitality Corp.
P.O. Box 48
Nashville, Tennessee

RUSH

IDENTIF. REFERENCE

DEC 12 3 55 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

G 2. I. 8 0 3

71 12/12 430.70- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5690 PAGE 43

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

162000.00- CO
421.20 CO TX
.50 PRFEE
9.00 WDEED
CHECK 430.70-
0071A12/12/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

621803

IDENTIF. REFERENCE

Dec 12 3 55 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 797354