File Box 6 #1

BOOK 5701 PAGE 193

[Address New Owner:	]Send Tax Bills to:	] Map-Parcel Numbers]
[MADA, Inc.	]same	] 163-107]
[3716 Hillsboro Road	]	]
[Nashville, Tennessee 37215	]	]
[	]	]
[	]	]
[	]	]
[This instrument prepared by: Boult, Cummings, Conners & Berry,		]
[21st Floor, First American Center, Nashville, TN 37238		]

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Hickory Hollow Associates, a joint venture composed of Hickory Hollow Mall, Inc., a Georgia corporation, and Intereal Company, a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said MADA, Inc. (the "Grantee"), Grantee's successors 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:

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

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater, for this]
[transfer is $ 75,000.00]

Affiant

[Subscribed and sworn to before me this 15th day of December, 1980.]

Notary Public
My commission expires 4.22.84

2. Amended and Restated Declaration of Protective Covenants for Hickory Hollow, of record in Book 5441, page 968, Register's Office for said county.

3. Columbia Gulf Transmission line and pipe line easements crossing the Property.

This is unimproved property.

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 successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This Deed is executed, accepted, and delivered on condition that the land herein conveyed shall only be used as a public, sit-down restaurant or such other use as shall be approved in advance in writing by the Grantor; provided, however, that under no circumstances shall such land be used as a Mexican sit-down restaurant serving liquor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of December, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HICKORY HOLLOW ASSOCIATES,
A Joint Venture

By HICKORY HOLLOW MALL, INC.

By: _____ V.P.

By: _____

By INTEREAL COMPANY

By: D. Allen Potts, V.P.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Karen P. Clarke, a Notary Public of the State and County aforesaid, personally appeared Henry E. Kromer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Hickory Hollow Mall, Inc., the within named bargainor, a corporation, and that he as such Vice 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 Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of December, 1980.

Karen P. Clarke
Notary Public

My Commission Expires: 4-28-84

STATE OF Tennessee

COUNTY OF Davidson

Before me, Karen P Clarke, a Notary Public of the State and County aforesaid, personally appeared George Volkert, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Hickory Hollow Mall, Inc., the within named bargainor, a corporation, and that he as such Vice 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 Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of December, 1980.

Karen P. Clarke
Notary Public

My Commission Expires: 4-22-84

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Diane Lewis, a Notary Public of the State and County aforesaid, personally appeared G. Allen Patton, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Intereal Company, the within named bargainor, a corporation, and that he as such Vice 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 Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of December, 1980.

Diane Lewis
Notary Public

My Commission Expires: 7-18-82

32.57.7

IDENTIF. REFERENCE

JAN 16 3 37 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

TRACT 1:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Hickory Hollow Parkway and on the south by the L & N Railroad, more particularly described as follows:

Beginning at a point in the southerly margin of Hickory Hollow Parkway, 584 feet, more or less, from the centerline of Hickory Hollow Lane extended; Thence, with a curve to the left having a central angle of 13°32'57", a radius of 700 feet, and a distance of 165.53 feet; thence, leaving Hickory Hollow Parkway, South 23°19'32" West 287.30 feet to the northerly margin of the L & N Railroad; thence, westerly with a curve to the right having a central angle of 4°24'44", a radius of 2,814.79 feet, and a distance of 216.76 feet; thence, leaving the L & N Railroad North 33°23'10" East, 296.60 feet to the point of beginning. Containing 1.27 acres, more or less.

TRACT 2:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Hickory Hollow Parkway, on the south by L & N Railroad and on the East by Section Ten, Hickory Hollow Mall, as of record in Book 5190, page 262, R.O.D.C., more particularly described as follows:

Beginning at a point in the southerly margin of Hickory Hollow Parkway 749.53 feet, more or less, from the centerline of Hickory Hollow Lane extended; thence, along said Parkway with a curve to the left having a central angle of 6°08'20", a radius of 700 feet, and a distance of 75.00 feet; thence, leaving Hickory Hollow Parkway, South 24°11'40" West, 294.12 feet to a point in the northerly margin of the L & N Railroad; thence, westerly along said railroad with a curve to the right having a radius of 2,814.79 feet and a distance of 70 feet; thence, leaving the L & N Railroad North 23°19'32" East, 287.30 feet to the point of beginning, containing 0.47 acres, more or less.

Being part of the property conveyed to Hickory Hollow Mall, Inc., (Undivided 50% interest) and Intereal Company (undivided 50% interest), doing business as Hickory Hollow Associates, a joint venture, by Warranty Deed from Cousins Properties of Tennessee, Inc., of record in Book 4920, page 916, Register's Office for Davidson County, Tennessee, by Quit Claim Deed from Cousins Properties of Tennessee, Inc., of record in Book 4920, page 933, Register's Office for Davidson County, Tennessee, and by Quit Claim Deed from Louisville and Nashville Railroad Company of record in Book 5205, page 190, Register's Office for Davidson County, Tennessee.

01/16 210.50- CHECK

5355

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5701 PAGE 198

FOR _____

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
			75000.00- CO	
			195.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 210.50-	
5335A01/16/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3257.5.7

IDENTIF. REFERENCE

JAN 16 3 37 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 802411