[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[House of Choy, Inc. [1107 South Gallatin Rd. [Madison, Tennessee [[[	]Corporate Real Estate Equities, Inc. 1801 Century Pk. E. Los Angeles, CA 90067 Attn: Allison L. Richardson	]Map 51-8 Par. 110
[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 DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Sydney F. Keeble, Jr. and Shelia B. Keeble (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said House of Choy, Inc., a Tennessee corporation (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 1980 and 1981.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $185,000.00.

Affiant

[Subscribed and sworn to before me this 23rd day of
[January, 1981.

Notary Public
My commission Expires: July 1, 1984

01/26 493.00 CHEL

6007

2. Easements retained in Metropolitan Council Bill No. 65-666 by the Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies, operating under franchise from the Metropolitan Government for existing or future utilities, including drainage, in a portion of Property comprised of 50-foot unnamed Street Dedication and Old Gallatin Interurban Railway lying 60 feet east of and parallel to the center line of Gallatin Pike, which streets were closed, abandoned and vacated, and an easement for sanitary sewer and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, 20 feet in width, along the rear line of the Property, of record in Book 4211, page 906, in said Register's Office.

3. A lease by and between Reserve Development Company and Lum's of Nashville Corporation, dated September 27, 1968, as amended by Articles of Agreement executed by Sidney F. Keeble, Jr., and Reserve Development Company, dated November 7, 1968, and Consent to Sublet to Riviana Foods, Inc., executed by Truxton Corp., Lum's of Nashville Corporation and Lum's Inc., dated December 7, 1970. Reserve Development Company assigned its interest in said lease to Truxton Corp. (which later changed its name to Truxton Corporation by Charter Amendment) on November 7, 1968 by an assignment of even date. By an assignment of even date, Truxton Corporation has assigned its interest in said lease to Grantors and Grantors have in turn assigned their interests in said lease to Grantee. Said lease specifically grants Kermit C. Stengal Co., as agent, the right to collect all future rental for the leasehold during the initial term of said lease, and any renewal terms thereof, and to charge a commission of six (6%) percent of all rental payments collected.

This is improved property, known as 1107 South Gallatin Rd., Madison, Tennessee.

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

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of January, 1981.

Sydney F. Keeble, Jr.

Shelia B. Keeble

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jody M. Wagner a Notary Public in and for said County and State, the within named Sydney F. Keeble, Jr., 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 23rd day of January, 1981.

Jody M. Wagner
Notary Public

My Commission Expires: July 21, 1984

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jody M. Wagner, a Notary Public in and for said County and State, the within named Shelia B. Keeble, 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 23rd day of January, 1981.

Jody M. Wagner
Notary Public

My Commission Expires: July 21, 1984

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4, part of a 50 foot abandoned street dedication, and part of the Old Gallatin Interurban Railroad right-of-way, all on the plan of Due West Montague, of record in Book 547, page 115, Register's Office Davidson County, Tennessee, according to a survey of James L. Murphy, Jr. & Co., dated April 8, 1968, not of record, and more particularly described as follows:

Beginning on the easterly margin of Gallatin Pike at an iron pin at the southwest corner of the property owned by Ollie Mai Martin; thence South 81° 31' 02" East 252.80 feet to a point; thence South 6° 55' 58" West 75 feet to a point; thence North 82° 58' 23" West 280.95 feet to the easterly margin of Gallatin Pike; thence North 26° 04' 54" East 86.14 feet to said iron pin in the easterly margin of Gallatin Road, the point of beginning.

Including, but excluding therefrom, that portion of the Old Gallatin Interurban Railroad right-of-way lying within 60 feet east of and parallel to the center line of Gallatin Pike, as set out as an easement for highway and utility purposes granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Quit-Claim Deed from Ollie Mai Martin, et al, of record in Book 3962, page 348, said Register's Office.

Being the same property conveyed to Sydney F. Keeble, Jr., and Sheila B. Keeble, as tenants in common, by Quitclaim Deed from Truxton Corporation, a Tennessee corporation, of record in Book 5703, page 721, in said Register's Office.

G.2.6.7.6.2

IDENTIF. REFERENCE

JAN 26 3 01 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5703 PAGE 729

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
			185000.00-	CO
			481.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	493.50-
6607A	01/26/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 7 6 2

IDENTIF. REFERENCE T

JAN 26 3 01 PM '81

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

No. 803628