File Book 6

BOOK 5709 PAGE 172

9104

02/05 987.50- CHECK

GENERAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP and PARCEL NO.
General Mills Restaurant Group, Inc. % Creative Dining Division P. O. Box 31000 2209 Century Drive Suite 400 Raleigh, North Carolina 27612	SAME	Part of Map 103-15 Parcel 48

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy-Five Thousand and No/100 ($375,000.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged from General Mills Restaurant Group, Inc., a Florida Corporation, hereinafter referred to as "Grantee", to Associated Hosts of Tennessee, Inc., a Tennessee corporation, hereinafter referred to as "Grantor",

Grantor has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, that certain parcel of land described as follows:

Land in the 24th Councilmanic District, formerly the 8th Civil District of Davidson County, Tennessee, and also being Lot No. 4 on the Lions Head Village Subdivision, a plat of which is of record in Book 5210, page 200, Register's Office for said County, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated May 4, 1979, (File No. 6283-01) and October 1, 1980 as revised February 5, 1981 (File 7389-01) as follows:

BEGINNING at a point in the present northern margin of Briley Parkway (formerly White Bridge Road), said point being 439.33 feet, more or less, from the intersection of the present western margin of Post Place extended with the present northern margin of Briley Parkway extended; thence, along the present northern margin of Briley Parkway, N 54° 05' 05" W for a distance of 155.81 feet to a point, said point being the southwest corner of the said Carney Property; thence, along Carney's western property line, N 11° 35' 00" E for a distance of 245.00 feet to a point; thence, S 80° 07' 32" E for a distance of 249.66 feet, to a point; thence, S 9° 52' 28" W for a distance of 165.00 feet, to a point; thence, S 35° 54' 55" W for a distance of 144.59 feet to a point; thence S 80° 54' 55" W for a distance of 56.57 feet, to the point of beginning, containing 1.59 acres, more or less, according to said survey.

Being part of the same property conveyed to Associated Hosts of Tennessee, Inc., by Deed from Cousins Properties of Tennessee, Inc. as of record in Book 5562, Page 101, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the following:

1. Grantor shall pay all 1980 Metropolitan Nashville and Davidson County real property taxes.

2. 1981 Metropolitan Nashville and Davidson County property taxes, a lien but not due and payable, provided said taxes have been prorated between Grantor and Grantee and Grantee shall pay such taxes.

3. A Declaration of Reciprocal Rights and Restrictions, dated September 10, 1979, of record in Book 5496, Page 199, Register's Office for Davidson County, Tennessee, as modified, if at all, by the Resubdivision of Lots 1 and 2, Lions Head Village, a plat of which is of record in Book 5210, Page 242, Register's Office for Davidson County, Tennessee.

The Plan of Lions Head Village shows an Owner's Certificate, a minimum building setback line from Briley Parkway of twenty (20) feet along the lot's southerly boundard line, a minimum building setback line of sixty (60) feet along the lot's westerly boundary line, public utility easements, no access to Briley Parkway and other matters upon said plan of record in Book 5210, page 200, said Register's Office.

4. A permanent easement conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5490, page 478, said Register's Office.

5. Easement for sewers of record in Book 3376, page 102, said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor does covenant with Grantee that it 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 provided above. Grantor does further covenant and bind itself, its successors and legal representatives, 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 whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the undersigned duly authorized officers on this the 5th day of February, 1981.

ASSOCIATED HOSTS OF TENNESSEE, INC.

BY: _____

PRESIDENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 375,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 6th day of February, 1981.

_____
Notary Public

My Commission Expires: 10-18-81

Prepared By:
Thomas I. Carlton, Jr.
Cornelius, Collins, Higgins & White
18th Floor
Third National Bank Building
Nashville, TN 37219

IDENTIF. REFERENCE

FEB 9 2 56 PM '81

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

$ 2.8.7.7.9

STATE OF CALIFORNIA

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COUNTY OF Los Angeles

Before me, a Notary Public in the State and County aforesaid, personally appeared PAUL ROTHMAN with whom I am personally acquainted and who under oath acknowledged himself to be PRESIDENT of Associated Hosts of Tennessee, Inc., the within named bargainor, a corporation, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and seal at office in Los Angeles, California this 5th day of February, 1981.

Notary Public

My Commission Expires:

OCT 21 1981

JOHN M. ROGERS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
MY COMMISSION EXPIRES OCTOBER 21, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5709 PAGE 176

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
			375000.00- CO	
			975.00 CO TX	
			.50 PRFEE	
			12.00 WDE D	
			CHECK	987.50-
9104A02/09/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.8.7.7 9

T
IDENTIF. REFERENCE

FEB 9 2 56 PM '81

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

No. 806028