Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Bellridge Properties, Ltd. c/o John M. Ryan, General Partner 19th Floor, First American Center Nashville, Tennessee 37238	Big "O" Ovens, Inc. P. O. Box 48 Nashville, Tennessee 37202	Map 142 Parcel 197 FB#9D-3520

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

FAB

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, Big "O" Ovens, Inc., a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Bellridge Properties, Ltd. a Tennessee limited partnership, (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.

2. Lease Agreement dated August 22, 1980 but effective as of the date of this Warranty Deed between Grantee as Lessor and Grantor as Lessee.

3. Any and all restrictions, covenants, conditions, zoning ordinances, rights of way and easements of record, if any, affecting said land.

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.

3855

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 itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of May, 1981, by its duly authorized officers.

BIG "O" OVENS, INC.

By: H. K. Hillenmeyer

Title: Executive Vice President

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $350,000.00.
[
[Bellridge Properties, Ltd.
[
[By: John M. Ryan
[John M. Ryan, General Partner
[
[Subscribed and sworn to before me this 4th day of
[May, 1981.
[
[Beverly K Meyer
[Notary Public
[My commission Expires: 1-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Beverly K. Meyer, a Notary Public of the State and County aforesaid, personally appeared Henry R. Hillenmeyer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive Vice-President of the Southern Hospitality Corporation, the within named bargainor, a corporation, and that he as such Executive Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of May, 1981.

Beverly K. Meyer
Notary Public
My Commission Expires: 1-20-85

EXHIBIT "A" BOOK 5741 PAGE 25

BEING land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Resubdivision of Lot 1 Belle Forest Commercial Area of record in Plat Book 5190, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Big "O" Ovens, Inc. from R. Wayne Oldham, by Quitclaim Deed dated February 25, 1980, as of record in book 5581, page 841, said Register's Office.

G.4.0.3.6.5

IDENTIF. REFERENCE

MAY 5 9 18 AM '81

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5741 PAGE 26

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
			350000.00-	CO
			910.00	CO TX
			.50	PRFEE
			9.00	MDEED
			CHECK	919.50-
3856A05/05/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.40365

IDENTIF. REFERENCE

MAY 5 9 18 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 820218