[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[Southern Hospitality Corporation P. O. Box 48 Nashville, Tennessee 37202]	Same	65-13 107

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

Tube 37

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, BIG "O" OVENS, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said SOUTHERN HOSPITALITY CORPORATION, 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 the current year which have been prorated between the parties.

2. The Plan of record in Book 4660, page 78, said Register's Office.

3. Deed of Trust of record in Book 5617, page 464, as amended by instrument of record in Book 5678, page 166, said Register's Office.

H 0 8 6 0 0

IDENTIF. REFERENCE

SEP 15 3 39 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $329,482.70.

SOUTHERN HOSPITALITY CORPORATION

By: _____

Title: _____

[Subscribed and sworn to before me this 15th day of
[September, 1982.

Cynthia B. Allcott
Notary Public
My commission Expires: 4-20-84

This is improved property, known as 4470 Lebanon Road, Hermitage, 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 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, 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 15th day of September, 1982, but effective as of September 1, 1982.

BIG "O" OVENS, INC.

By: _____

Title: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. Wayne Oldham with whom I am personally acquainted, and who, upon oath,

acknowledged himself to be Chairman of Big "O" Ovens, Inc., the within named bargainor, a corporation, and that he as such Chairman, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of September, 1982.

Cynthia B. Albert
Notary Public

My Commission Expires: 4-20-86

OFFICIAL RECEIPT

EXHIBIT "A"

A tract of land in the Second Civil District of Davidson County, Tennessee, being the easterly part of Tract #1 of Lealand Bush Subdivision as recorded in Book 4660, page 78, Register's Office for Davidson County, Tennessee, and also being proposed Lot #1 of the resubdivision of said Tract #1, and being more fully described as follows:

BEGINNING at an iron pin on the northerly right-of-way line of Lebanon Pike, 75 feet from centerline, said pin being the southeasterly corner of said Tract #1 and proceeding as follows: S 71° 52' W 28.60 feet to an iron pin at the beginning of a curve; thence, with a 2,036.42 feet radius curve to the right 161.4 feet; thence, N 14° 03' 31" W 210.92 feet to an iron pin; thence, N 78° 34' E 44.38 feet to an iron pin; thence, W 72° 40' E 145.62 feet to an iron pin at the northeasterly corner of Tract #1; thence, S 14° 05' E 210.09 feet to the point of beginning and containing 0.92 acres, more or less.

Being the same property conveyed to Big "O" Ovens, Inc., a Tennessee corporation, by deed from Sidney B. Smith III, Marshall H. Ragan, and William D. Castleman, Trustees for Parrish-Ragan, Inc. Profit Sharing Trust and George E. Robinson of record in Book 5612, page 535, Register's Office for Davidson County, Tennessee, and by instrument of correction of record in Book 5705, page 156, said Register's Office.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5937 PAGE 665

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
			329482.70- CO	
			856.70 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	869.20-
8969A	09/15/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 6 0 0

IDENTIF. T. REFERENCE

SEP 15 3 39 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 899860