[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[Southern Hospitality Corporation P. O. Box 48 Nashville, Tennessee 37202	] Same	] 91-14 250]

[This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238] Filed 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 5210, page 210, said Register's Office.

3. Easement for sanitary sewers and/or storm drainage of record in Book 3913, page 920, said Register's Office.

4. Deed of Trust of record in Book 5519, page 171, as amended by instrument of record in Book 5580, page 940, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $471,607.94.

SOUTHERN HOSPITALITY CORPORATION

By: [signature]

Title: [signature]

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

Cynthia B. Albrecht
Notary Public
My commission Expires: 4-20-86

This is improved property, known as 5821 Charlotte Pike, Nashville, 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: [signature]

Title: [signature]

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. Albrecht
Notary Public

My Commission Expires: 4-20-86

EXHIBIT "A"

BOOK 5937 PAGE 669

A parcel of land in the First Civil District of Davidson County, Tennessee, lying on the south side of Charlotte Pike between Lellyett Street and Osceola Avenue, being Lot No. 2 as shown on the First Revision of the Resubdivision of part of Lots 2 and 3 of John M. Branham's farm, of record in Book 5210, page 210, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the point of intersection of the southerly margin of Charlotte Pike and the westerly line of the property conveyed to West Nashville Heights Church of Christ of record in Book 1577, page 75, R.O.D.C.; thence, with said westerly line S 09 deg. 52' E, 153.89 feet to the southwest corner of said West Nashville Heights Church of Christ of record by deed in Book 3254, page 243, R.O.D.C.; thence S 73 deg. 57' W 315.75 feet to a point; thence N 24 deg. 23' W, 173.00 feet to a point in the southerly margin of said Charlotte Pike; thence with said pike N 75 deg. 45' E, 323.05 feet to a point; thence S 14 deg. 15' E 7.00 feet to a point; thence N 75 deg. 45' E 34.76 feet to the point of beginning, and containing 1.28 acres, more or less.

Being the same property conveyed to BIG "O" OVENS, INC. by deed from KIMCO PROPERTIES NASHVILLE, INC., of record in Book 5519, page 166, Register's Office for Davidson County, Tennessee.

H 0 8 6 0 1

IDENTIF. T. REFERENCE

SEP 15 3 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5937 PAGE 670

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
			471607.94- CO	
			1226.16 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1238.66-	
8990A	09/15/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 6 0 1

T.
IDENTIF. REFERENCE

SEP 15 3 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 899861