OFFICIAL RECEIPT

BOOK 5943 PAGE 874

[Address New Owner:	]Send Tax Bills to:	] Map-Parcel Numbers]
[Southern Hospitality Corporation [P. O. Box 48 [Nashville, Tennessee 37202	] Same	] 60-4-34

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, MOBIL OIL CORPORATION, a corporation duly organized and existing under the laws of the State of New York, and having an office at 3225 Gallows Road, Fairfax, Virginia, originally named Standard Oil Company of New York, that name having been duly changed to Socony-Vacuum Corporation on July 30, 1931, and subsequently duly changed to Socony-Vacuum Oil Company, Incorporated on May 31, 1934, and thereafter on April 29, 1955, duly changed to Socony Mobil Oil Company, Inc., and that name having been duly changed to Mobil Oil Corporation, on May 18, 1966 (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 this 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. Fifteen (15) foot building setback line from Dickerson Road and Maplewood Lane and a storm drain along the westerly line of premises as shown on

survey of premises made by Turner Engineering Company, Inc., dated September 17, 1982 (Job No. 62-64).

This is improved property, known as 3131 Dickerson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed this 21st day of September, 1982 hereto by its duly authorized officers on said day and date.

MOBIL OIL CORPORATION

By: D. J. D'Alessio D. J. D'ALESSIO

Title: ASST. CONTROLLER AUTHORIZED OFFICER

COMMONWEALTH OF VIRGINIA)
) SS.:
COUNTY OF FAIRFAX)

BEFORE ME, Maureen Reale, Notary Public in and for the State and County aforesaid personally appeared D. J. D'Alessio with whom I am personally

acquainted, and who, upon oath, acknowledged himself to be the ASST. CONTROLLER (AUTHORIZED OFFICER) of MOBIL OIL CORPORATION, the within named bargainor, a corporation, and that he as such ASST. CONTROLLER (AUTHORIZED OFFICER) being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as ASST. CONTROLLER (AUTHORIZED OFFICER).

Witness my hand and seal, at office in Fairfax, Virginia this 28th day of September, 1982.

Maryann Reale
NOTARY PUBLIC

MY TERM OF OFFICE EXPIRES ON THE
My Commission Expires: 1st DAY OF NOVEMBER, 1983.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater, for this]
[transfer is $100,000.00.]
[ ]
[SOUTHERN HOSPITALITY CORPORATION]
[ ]
[By:]
[Title:]
[ ]
[Subscribed and sworn to before me this 30th day of September,]
[1982.]
[ ]
[ ]
[Notary Public]
[My commission expires:]

RUSH

H 1077

IDENTIF. REFERENCE

SEP 30 2 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land in the First Civil District of Davidson County, Tennessee, being part of Tract No. 2 on the Plan of the Real Estate of William Phillips of record in Plan Book No. 57, page 21, Register's Office for Davidson County, and more particularly described as follows:

Beginning at a P.K. Nail, the Intersection of the East right-of-way of Dickerson Road, having a right-of-way of 80 feet and the South right-of-way of Maplewood Lane:

1. Thence with said right-of-way of Maplewood Lane South 83°26'East a distance of 150 feet to an iron pin,

2. Thence leaving said right-of-way of Maplewood Lane South 5°00'West a distance of 161.5 feet to an iron pin,

3. Thence North 83°26'West a distance of 150.0 feet to an iron pin in the East right-of-way of Dickerson Road,

4. Thence with the right-of-way of Dickerson Road North 5°00'East a distance of 161.5 feet to the point of beginning and containing 0.556 acres^{+} as per survey by Turner Engineering Company, Inc. dated September 17, 1982 and being Job No. 62-64.

Being the same property conveyed to Socony Mobil Oil Company, Inc. (such name having been changed to Mobil Oil Corporation on May 18, 1966) by Deed from John L. Moore, Nell Robbins Moore and John L. Moore, Jr. of record in BOok 3837, page 798, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 5943 PAGE 878

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
			100000.00- CO	
			260.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	272.50-
1760A	09/30/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 0 7 7 7

IDENTIF. REFERENCE T

SEP 30 2 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902526