[Address New Owner:	]Send Tax Bills to:]	Map-Parcel Numbers]
[MAP, Ltd.	]MAP, Ltd.]	]
[Hickory Hollow Lane	]c/o James O'Hare]	163-0 281]
[Nashville, TN	]O'Hare Sherrard &]	2DU 17194]
[	] Roe]	]
[	]500 Church Street]	]
[	]Nashville, TN 37219]	]
[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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, Hickory Hollow Associates, a joint venture by and between Hickory Hollow Mall, Inc., a Georgia corporation, and Intereal Company, a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said MAP, 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. Easement of record in Book 2243, page 635, said Register's Office.

3. Easement of record in Book 4457, page 373, as modified by instrument of record in Book 4629, page 150, said Register's Office.

4. Restrictions of record in Book 5441, page 968, as amended by instrument of record in Book 5792, page 491, said Register's Office.

5. The Plan of record in Book 5190, page 604, said Register's Office.

6. Grantor reserves the right to dedicate additional easements for storm drainage, utilities or otherwise, upon or across the Property, provided that in the location of the same, Grantee's proposed construction site shall not be disturbed nor its use of the Property materially diminished.

7. If Grantee shall desire to sell the Property to any other person, or other entity, prior to (i) the construction of improvements thereon, or (ii) one (1) year from the date hereof, whichever shall be earlier, Grantee shall first offer to reconvey good and marketable title to the Property to Grantor, which offer shall be in writing and delivered to Grantor or deposited in the United States Mails duly addressed to Grantor, certified mail, return receipt requested. Grantor shall have thirty (30) days from the delivery, or mailing, as the case may be, of such offer within which to accept or reject the same, it being stipulated that if Grantor shall not respond within such thirty (30) day period, it shall be deemed to have elected not to exercise this right of repurchase. If Grantor shall elect to repurchase, the consideration shall be an amount equal to the consideration paid by Grantee to Grantor for the Property, plus interest thereon at the rate of eight percent (8%) per annum. The reconveyance pursuant to this paragraph shall be by Special Warranty Deed, subject only to those matters set forth herein, with property taxes upon the Property to be apportioned as of the date of reconveyance, said reconveyance to be closed within thirty (30) days following the exercise of such right of repurchase.

8. If, after the expiration of one (1) year from the date hereof, actual construction of a building and other improvements upon the Property has not been commenced, Grantor shall have the option (exercisable by notice in writing to Grantee at any time within three (3) months after the expiration of such year) of refunding all consideration paid to it by Grantee with interest computed at the rate of eight percent (8%) per annum and retaking title and possession to the Property; provided, however, that this time period may be extended by the mutual agreement of the parties. The reconveyance pursuant to this paragraph shall be by Special Warranty Deed, subject only to those matters set forth herein, with the property taxes upon the Property to be apportioned as of the date of reconveyance, said reconveyance to be closed within thirty (30) days following the exercise of such right of repurchase.

9. Grantee shall only use the Property initially as a "ShowBiz Pizza" and during the five (5) year period following the date hereof only as a sit-down restaurant, provided, however, that such use may be changed upon the written consent of Grantor, which consent may be given in the sole discretion of Grantor. The agreements and restrictions contained in this subparagraph shall not apply to a purchaser at any foreclosure sale of the Property, and shall be in addition to, and not in lieu of, those contained in the Restated and Amended Protective Covenants for Hickory Hollow, as amended, described in subparagraph 4 hereinabove.

OFFICIAL RECEIPT

BOOK 5964 PAGE 971

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater, for this
[transfer is $250,000.00.
[
[
[Affiant
[
[Subscribed and sworn to before me this 16th day of November,
[1982.
[
[
[Notary Public
[My commission expires: 1/2/84

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 covenants with the Grantee 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 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 claiming by, through, or under Grantor, and not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of November, 1982.

HICKORY HOLLOW ASSOCIATES,
a joint venture

By: HICKORY HOLLOW MALL, INC.,
a joint venturer

By:

Title:

By: INTEREAL COMPANY,
a joint venturer

By: J. Allen Patton

Title: Vice President

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF ~~DAVIDSON~~ Cobb

Before me, Peggy C Liddell, a Notary Public of the state and county aforesaid, personally appeared Dale R. Grissom, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a vice president of Hickory Hollow MALL, Inc., a Georgia Corporation, a joint venturer of HICKORY HOLLOW ASSOCIATES, the within named bargainor, a joint venture, and that he as such ~~joint venturer~~ vice president, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as a ~~joint~~ vice president of the venturer.

WITNESS my hand and seal, this 16th day of November, 1982.

Peggy C Liddell
Notary Public

My Commission Expires: 11-7-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Loretta B. Lane, a Notary Public of the state and county aforesaid, personally appeared J. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a vice president of Interreal Company, a Tennessee corporation, a joint venturer of HICKORY HOLLOW ASSOCIATES, the within named bargainor, a joint venture, and that he as such ~~joint venturer~~ vice president, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as a ~~joint~~ vice president of the venturer.

WITNESS my hand and seal, this 16th day of November, 1982.

Loretta B. Lane
Notary Public

My Commission Expires: 10/15/83

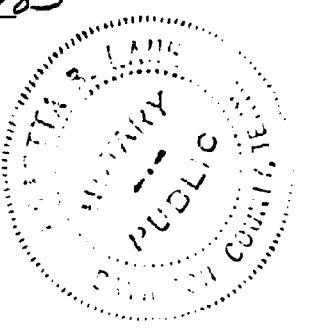


EXHIBIT "A"

BOOK 5964 PAGE 974

Tract K-5
Hickory Hollow Mall

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the northwest by Hickory Hollow Lane, located generally southwest of Bell Road, and being Tract K-5 of Section Fourteen, Hickory Hollow Mall, as of record in Book 5190, page 604, R.O.D.C. more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated February 16, 1982, as follows:

Beginning at a point in the southerly margin of Hickory Hollow Lane, 458 feet, more or less, from the centerline of Bell Road;

Thence, leaving said Lane S 63° 40' E, 301.23 feet;

Thence, S 25° 10' W, 254.94 feet to an iron pin;

Thence, N 58° 45' W, 354.97 feet to an iron pin;

Thence, N 24° 30' W, 105.15 feet to a concrete monument in the southerly margin of Hickory Hollow Lane;

Thence, with said Lane, N 65° 30' E, 203.85 feet to the point of beginning.

Containing 2.05 acres, more or less.

Being a portion of Tract VIII, a portion of Tract X, all of Tract XI and a portion of Tract VIII, a portion of Tract X, all of Tract XI and a portion of Parcel 4 of Tract XIV of the property conveyed to Hickory Hollow Mall, Inc. (undivided 50% interest) and Intereal Company (undivided 50% interest), doing business as Hickory Hollow Associates, a joint venture, by Warranty Deed from Cousins Properties of Tennessee, Inc., of record in Book 4920, page 916, Register's Office for Davidson County, Tennessee, also being a portion of Tract V of the property conveyed to Hickory Hollow Mall, Inc. (undivided 50% interest) and Intereal Company (undivided 50% interest), doing business as Hickory Hollow Associates, a joint venture, by Quitclaim Deed from Cousins Properties of Tennessee, Inc. of record in Book 4920, page 933, Register's Office for Davidson County, Tennessee.

H 17556

IDENTIF. REFERENCE

NOV 18 2 07 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5964 PAGE 975

FOR _____

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

250000.00-	CO	
650.00	CO TX	
.50	PRFEE	
15.00	WDEED	
CHECK		668.50-
025711/16/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 7.5.5 6

IDENTIF. REFERENCE

Nov 16 2 07 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 910713