This Instrument Prepared By:
BASS, BERRY & SIMS (GST)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6039 PAGE 641

Address New Owner(s):	Send Tax Bill To:	Map-Parcel Nos.
Country & Western Restaurants, Inc. 3754 Nolensville Rd. Nashville, TN 37202	Same	133-114

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, including the assumption of the indebtedness evidenced by a note and deed of trust in favor of First Federal Savings & Loan Association in Lewisburg, Tennessee, of record in Book 5104, page 889, Register's Office for Davidson County, Tennessee, which by the acceptance of this deed COUNTRY & WESTERN RESTAURANTS, INC., a Tennessee corporation ("GRANTEE"), expressly assumes, the receipt and sufficiency of all of which are hereby acknowledged, DAVID K. WACHTEL, JR. ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto GRANTEE, its successors and assigns, a certain tract or pracel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Windlands Center Subdivision, as recorded in Plat Book 4675, page 138, Register's Office for said County, and being located in the 32nd Councilmanic District, Davidson County, Tennessee, and being more particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated March 29, 1983, as follows:

BEGINNING at an iron pin set in the northeasterly right-of-way line of Nolensville Road at the southwesterly common corner of Lots 2 and 3, said pin being 1414.05 feet northerly from Elysian Fields Road as measured along the right-of-way line of Nolensville Road; thence with the right-of-way line of Nolensville Road, N 41°09' 25" W a distance of 163.00 feet to an iron pin set; thence, leaving said line N 48°50' 35" E a distance of 190.00 feet to an iron pin set; thence, S 41°09' 25" E a distance of 163.00 feet to an iron pin set, thence, S 48° 50' 35" W a distance of 190.00 feet to the point of beginning, and containing 30,970 square feet or 0.71 of an acre, more or less.

BEING the same property conveyed to David K. Wachtel, Jr. by deed from Pizza Management, Inc., a Texas corporation, of record in Book 6030, page 905, Register's Office for Davidson County, Tennessee.

TOGETHER with all improvements thereon and all furniture, fixtures, equipment and personal property of whatever kind and nature owned by GRANTOR and located on the above-described real property, and together with all rights to any property, reversionary interest, or easements which may now or hereafter benefit the property.

This is improved property, known as Lot 2, Windlands Center subdivision, and located at 3754 Nolensville Road, Nashville, Tennessee 37202-3466.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, its successors and assigns, forever.

AND GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows:

1. Deed of Trust executed by Pizza Managements, Inc., a Texas corporation, to H. D. Burgett, Trustee, of record in Book 5104, page 889, Register's Office for Davidson County, Tennessee.

2. General Assignment of Present and Future Lease, of record in Book 5104, page 894, said Register's Office.

3. Financing Statement of record in Book 5104, page 899, said Register's Office.

4. Any and all plans, easements and restrictions of record.

AND GRANTOR does further covenant and bind himself and its heirs, successors and representatives to warrant and forever defend the title to the said land to GRANTEE, successors and assigns against the lawful claims of all persons whomsoever.

When used herein, the singular shall include the plural, and vice versa, and the use of any gender shall include all other genders.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on this 5 day of July, 1983.

GRANTOR:

David K. Wachtel, Jr.

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for this transfer or value of property (whichever is greater) is $ 487,309.97. This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

David K Wachtel Jr
Affiant

Sworn to and subscribed before me this 5th day of ~~June~~ July, 1983.

Jo Ann Wofford
Notary Public

JO ANN WOFFORD NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

4/21/85

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David K. Wachtel, Jr., the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of ~~June~~ July, 1983.

Jo Ann Wofford
Notary Public

JO ANN WOFFORD NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

4/21/85

RUSH

H 5 8 4 7 9

IDENTIF. REFERENCE

JUL 6 9 40 AM '83

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6089 PAGE 644

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

487305.97- CO
1266.98 CO TX
.50 PRFEE
9.00 WDEED
CHECK 1276.48-
9633A07/06/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H58479

IDENTIF. REFERENCE

JUL 6 3 40 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 961436