Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Southern Hospitality Corporation P. O. Box 48 Nashville, Tennessee 37202	Same	95-0 106 Field Book # 3DZ 75452
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, GOODLETTSVILLE WAREHOUSE PROPERTIES, a joint venture composed of the Keith Allen Dugger Irrevocable Trust, the John Alan Dugger Irrevocable Trust, the Millard Bridges Irrevocable Trust (formerly the Millard Bridges Revocable Trust) and the Thomas K. Sanders Irrevocable Trust (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, said property being more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

SOUTHERN HOSPITALITY CORPORATION

By: H K Hillenmeyer, Vice Pres
Henry R. Hillenmeyer, President

Subscribed and sworn to before me this 7th day of March, 1984.

Patricia L Allen
Notary Public
My Commission Expires: 3/22/85

IDENTIF. REFERENCE
MAR 7 12 22 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I 0 7 2 5 1

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. Grantee shall assume responsibility for the payment of such taxes.
2. Drainage ditch easement set forth in instrument of record in Book 5650, page 30, Register's Office for Davidson County, 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, its successors and assigns, 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, its successors and assigns, 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 Warranty Deed to be executed this 1st day of MARCH, 1984.

GOODLETTSVILLE WAREHOUSE PROPERTIES, a joint venture

By: Keith Allen Dugger Irrevocable Trust, Joint Venturer

By: _____
John T. Dugger, Jr., Trustee

By: John Alan Dugger Irrevocable Trust, Joint Venturer

By: _____
John T. Dugger, Jr., Trustee

(Signatures continued on following page)

By: Millard Bridges Irrevocable Trust, Joint Venturer

By: _____
John T. Dugger, Jr., Trustee

By: Thomas K. Sanders Irrevocable Trust, Joint Venturer

By: _____
John H. Cates, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, Martha Hammond, a Notary Public of the State and County aforesaid, personally appeared John T. Dugger, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Keith Allen Dugger Irrevocable Trust, a joint venturer of GOODLETTSVILLE WAREHOUSE PROPERTIES, the within named bargainor, a joint venture, and that he as such Trustee of the joint venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by such joint venturer by himself as Trustee.

WITNESS my hand and seal, at office in Nashville, Tenn, this 1st day of March, 1984.

Martha Hammond
Notary Public
My Commission Expires: 4/1/87

STATE OF Tennessee

COUNTY OF Davidson

Before me, Martha Gammons, a Notary Public of the State and County aforesaid, personally appeared John T. Dugger, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the John Alan Dugger Irrevocable Trust, a joint venturer of GOODLETTSVILLE WAREHOUSE PROPERTIES, the within named bargainor, a joint venture, and that he as such Trustee of the joint venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by such joint venturer by himself as Trustee.

WITNESS my hand and seal, at office in Nashville, Tenn, this 1st day of March, 1984.

Martha Gammons
Notary Public
My Commission Expires: 11/1/87

STATE OF Tennessee

COUNTY OF Davidson

Before me, Martha Gammons, a Notary Public of the State and County aforesaid, personally appeared John T. Dugger, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Millard Bridges Irrevocable Trust, a joint venturer of GOODLETTSVILLE WAREHOUSE PROPERTIES, the within named bargainor, a joint venture, and that he as such Trustee of the joint venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by such joint venturer by himself as Trustee.

WITNESS my hand and seal, at office in Nashville, Tenn., this 1st day of March, 1984.

Martha Gammons
Notary Public
My Commission Expires: 11/1/87

STATE OF Tennessee

COUNTY OF Davidson

Before me, Martha Gammons, a Notary Public of the State and County aforesaid, personally appeared John H. Cates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Thomas K. Sanders Irrevocable Trust, a joint venturer of GOODLETTSVILLE WAREHOUSE PROPERTIES, the within named bargainor, a joint venture, and that he as such Trustee of the joint venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by such joint venturer by himself as Trustee.

WITNESS my hand and seal, at office in Nashville, Tenn, this 1st day of March, 1984.

Martha Gammons
Notary Public
My Commission Expires: 4/9/87

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee lying south of Perimeter Place Drive and west of Royal Parkway (formerly Elspeth Drive) and being proposed Lot Two, Section 2 of Perimeter Place, not of record, and being more fully described according to a survey of Ragan Smith Murphy & Associates, Inc. dated March 1, 1984, (Job No. 74-041) as follows:

Beginning at an existing concrete monument at the easterly end of the southeasterly return curve at the intersection of Royal Parkway (formerly Elspeth Drive) and Perimeter Place Drive as recorded on the plan of Section One, Perimeter Place in Book 5200, Page 277, Register's Office for Davidson County, Tennessee and proceeding as follows:

1. With the southwesterly right-of-way line of Royal Parkway (formerly Elspeth Drive) in a southeastwardly direction with a 361.77 foot radius curve right 195.04 feet to an existing concrete monument, said curve has a chord bearing and distance of S 47° 52' 40" E 192.686 feet; thence,
2. S 32° 25' 59" E 249.21 feet to an existing concrete monument; thence,
3. With a 980.64 foot radius curve to the left 306.94 feet to an existing concrete monument, said curve has a chord bearing and distance of S 41° 23' 59" E 305.684 feet; thence,
4. With a 50 foot radius curve to the right 78.54 feet to an existing iron pin, said curve has a chord bearing and distance of S 5° 21' 59" E 70.711 feet; thence,
5. S 39° 38' 01" W 10.00 feet to an existing iron pin; thence,
6. With a 287.33 foot radius curve to the right 215.64 feet to an existing iron pin, said curve has a chord bearing and distance of S 61° 08' 01" W 210.614 feet; thence,
7. S 82° 38' 01" W 100.00 feet to an existing iron pin; thence,
8. With a 736.27 foot radius curve to the left 31.59 feet to an existing iron pin, said curve has a chord bearing and distance of S 81° 24' 17" W 31.584 feet; thence,
9. N 9° 49' 28" W 104.10 feet to an existing iron pin; thence,
10. N 37° 11' 40" W 71.39 feet to an existing iron pin; thence,
11. N 85° 44' 29" W 404.94 feet to an existing planted stone; thence,
12. S 42° 21' 22" W 361.59 feet to an existing iron pin; thence,
13. S 29° 01' 00" W 146.37 feet to an existing iron pin; thence,
14. S 63° 04' 10" W 280.41 feet to an existing iron pin; thence,
15. N 36° 50' 09" W 644.77 feet to an existing iron pin on the extention of the southerly right-of-way line of Perimeter Place Drive; thence,
16. Northeastwardly with a 299.15 foot radius curve to the right 261.06 feet to an existing concrete monument, said curve has a chord bearing and distance of N 32° 42' 27" E 252.855 feet; thence,
17. N 57° 42' 27" E 115.00 feet to an existing concrete monument; thence,
18. With a 395.40 foot radius curve to the right 226.01 feet to an existing iron pin in concrete, said curve has a chord bearing and distance of N 74° 04' 57" E 222.944 feet; thence,
19. S 89° 32' 33" E 446.26 feet to an existing concrete monument; thence,
20. With a 293.83 foot radius curve to the left 388.35 feet to an existing concrete monument, said curve has a chord bearing and distance of N 52° 35' 40" E 360.691 feet; thence,
21. With a 50 foot radius curve to the right 88.96 feet to the point of beginning and containing 20.22 acres, more or less.

BEING the same property conveyed to Goodlettsville Warehouse Properties, a joint venture, by deed from William D. Castleman, Trustee, of record in Book 5650, page 30, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6244 PAGE 500

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
			1,500,000.00 Co Amt	
			3900.00 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 3918.50-	
			8231 AQ3/07/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 7 2 5 1 +

IDENTIF. REFERENCE T

MAR 7 12 22 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18287