File

FROM: Restaurant Management Corporation of Tennessee

TO: Southern Hospitality Corporation

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows: Southern Hospitality Corporation
1717 West End Avenue
P. O. Box 48
Nashville, Tennessee 37202

Send Tax Bills to: Same

Map-Parcel No. 120-5-205

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 1984.

Notary Public

My Comm. Expires: November 1, 1987

WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Restaurant Management Corporation of Tennessee, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Southern Hospitality Corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, 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 whomsoever.

Restaurant Management Corporation formerly was Swensen's Mid-South, Inc., a Tennessee corporation, having changed its name by Articles of Amendment to its Charter, of record in Book 5690, page 343, Register's Office for Davidson County.

WITNESS my hand this 2nd day of April, 1984.

RESTAURANT MANAGEMENT CORPORATION OF TENNESSEE

BY: _____
Homayoun Aminmadani, President

STATE OF TENNESSEE)
COUNTY OF)

Before me, R. CLAYBOURNE PETREY, JR., a Notary Public in and for the County and State aforesaid, personally appeared Homayoun Aminmadani, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Restaurant Management Corporation of Tennessee, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in NASHVILLE Tennessee, this the 2ND day of APRIL, 1984.

R. Claybourne Petrey
NOTARY PUBLIC

R. CLAYBOURNE PETREY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: NOVEMBER 1, 1987

EXHIBIT A

Warranty Deed from Restaurant Management Corporation of Tennessee to Southern Hospitality Corporation

PROPERTY DESCRIPTION

TRACT I: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Stardust Commercial Park, Section 1, of record in Book 5190, page 76, Register's Office for said County, and being more particularly described according to a survey dated February 28, 1978, No. 5566-02, by Barge, Waggoner, Sumner and Cannon, Surveyors, as follows:

BEGINNING at a point in the north margin of Murfreesboro Pike, 270 more or less feet westerly from the centerline of Jupiter Drive; thence with Murfreesboro Pike, N 48° 49' W, 145.00 feet to a point; thence N 45° 41' E, 220.00 feet to a point; thence S 48° 49' E, 35.51 feet to a concrete monument; S 03° 48' W, with Stardust Acres Subdivision 87.24 feet to a concrete monument; thence, S 48° 49' E, 51.06 feet to a point; thence S 45° 41' W, 150.46 feet to the point of beginning, containing 0.60 acres, more or less.

BEING the same property conveyed to Swensen's Mid-South, Inc., a Tennessee corporation, by deed from Nashville Consolidated Warehouses, Inc., and Henry Hudson, of record in Book 5260, page 940, Register's Office for Davidson County, Tennessee. The said Swensen's Mid-South, Inc., a Tennessee corporation, having since changed its name to Restaurant Management Corporation of Tennessee, by Articles of Amendment to its Charter, of record in Book 5690, page 343, Register's Office for Davidson County, Tennessee.

TRACT II:

EASEMENT NO. I: A 5 foot wide Joint Access and Parking Easement along the common line between Lots 2 and 3, as shown on the Plan of the Resubdivision of Lot No. 2 and Reserved Parcel No. 2, Stardust Commercial Park, Section One, of record in Book 5190, page 76, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the common boundary line between said Lots 2 and 3, said point being 30 feet from the north margin of Murfreesboro Pike, the intersection of such common lot line with the north margin of Murfreesboro Pike, being 265 more or less feet northwest of the centerline of Jupiter Drive; thence North 45° 41' East, 120.46 feet to a point; thence South 48° 49' East 5 feet to a point; thence South 45° 41' West 120.46 feet to a point; thence North 48° 49' West, 5.0 feet to the point of beginning.

Being part of the same property as described in Deed of Declaration Establishing Joint Access and Parking Easement, executed by Nashville Consolidated Warehouses, Inc., and Henry Hudson, dated March 9, 1978, of record in Book 5260, page 933, Register's Office for Davidson County, Tennessee.

EASEMENT NO. II: Land in Davidson County, Tennessee, being all of Reserve Parcel 1, Stardust Commercial Park, Section I, of record in Book 5190, page 66, Register's Office for said County, and more particularly described according to a survey dated February 23, 1978, by Barge, Waggoner, Sumner and Cannon, Surveyors, as follows:

BEGINNING at the southwesterly corner of Lot No. 1 being a point in the northerly margin of Murfreesboro Pike; thence N 48° 49' W, 50.15 feet to a point; thence N 45° 41' E, with Uthman Property, 220.0 feet to a point; thence S 48° 49' E, 50.15 feet to a point; thence with the northwesterly side of Lot No. 1, S 45° 41' W, 220.0 feet to the point of beginning.

BEING the same property as described in Common Driveway Easement Deed executed by Nashville Consolidated Warehouses, Inc., to Arby's Inc., an Ohio corporation and Swensen's Mid-South, Inc., a Tennessee corporation, dated March 9, 1978, of record in Book 5260, page 943, Register's Office for Davidson County, Tennessee. The said Swensen's Mid-South, Inc., having since changed its name to Restaurant Management Corporation of Tennessee, by amendment to its charter of record in Book 5690, page 343, Register's Office for Davidson County, Tennessee.

EASEMENT NO. III: A 30 foot wide joint access and common driveway easement along the north margin of Murfreesboro Pike serving Lots 1, 2 and 3 of Stardust Commercial Park, Section One, described as follows:

BEGINNING at a point on the north margin of Murfreesboro Pike, 615 more or less feet northwest of the centerline of Jupiter Drive; thence N 45° 41' E, 30.09 feet to a point; thence S 48° 49' E 200.00 feet to a point; thence S 45° 41' W, 30.09 feet to a point on the west margin of Murfreesboro Pike; thence with said margin, N 48° 49' W, 200.00 feet to the point of beginning.

BEING part of the same property as described in Deed of Declaration Establishing Joint Access and Parking Easement executed by Nashville Consolidated Warehouses, Inc., dated March 9, 1978, of record in Book 5260, page 929, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes - a lien, but not yet due and payable.

2. All easements and restrictions shown on the Plan of Stardust Commercial Park, Section One, of record in Book 5190, page 76, Register's Office for Davidson County, Tennessee.

3. A Joint Access and Common Driveway easement established by instrument of record in Book 5260, page 929, Register's Office for Davidson County, Tennessee.

4. A Joint Access and Parking Easement established by instrument of record in Book 5260, page 933, Register's Office for Davidson County, Tennessee.

5. A Common Driveway easement established by instrument of record in Book 5260, page 943, Register's Office for Davidson County, Tennessee.

I 12918

IDENTIF. REFERENCE

APR 2 3 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

04/02 013.50- CHECK

5315

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

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RECEIVED OF _____

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

385000.00- CAMT.
1001.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK: 1013.50-
5315A04/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 129 18 -

IDENTIF. REFERENCE

APR 2 3 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25174