Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Arthur Seelbinder & Company, Inc. 5428 Linworth Road Worthington, Ohio 43085	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 6637

WARRANTY DEED

BOOK 6304 PAGE 963

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, the receipt and sufficiency of all of which are hereby acknowledged, SOUTHERN HOSPITALITY CORPORATION, a Tennessee corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said ARTHUR SEELBINDER & COMPANY, INC., an Ohio 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").

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00.

ARTHUR SEELBINDER & COMPANY, INC.
By: [signature]
Title: President

Subscribed and sworn to before me this 31st day of May, 1984.

[signature]
Notary Public
My Commission Expires: [illegible]

2. Drainage ditch easement set forth in instrument of record in Book 5650, page 30, Register's Office for Davidson County, Tennessee.

3. Deed of Trust of record in Book 6244, page 501, 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 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 to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its duly authorized officer this 31st day of May, 1984.

SOUTHERN HOSPITALITY CORPORATION

By: _____
Henry R. Hillenmeyer,
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Henry R. Hillenmeyer, 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 Southern Hospitality Corporation, the within named bargainor, a corporation, and that he as such President, 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 31st day of May, 1984.

_____
Notary Public

My Commission Expires: _____

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAY 31 4 55 PM '84
IDENTIF. REFERENCE
125897

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 Southern Hospitality Corporation by deed from Goodlettsville Warehouse Properties, a joint venture, of record in Book 6244, page 494, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6304 PAGE 966

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		PRFSE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	Co.	2.200.000.00		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 5 8 9 7

FOLIO OR REFERENCE

MAY 31 4 55 PM '94

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN