Box 37

BOOK 6501 PAGE 601

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
CTI Restaurants, Inc. 1717 West End Avenue Nashville, TN 37203	SAME	34-2 4
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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, Southern Hospitality Corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said CTI Restaurants, Inc., a Tennessee corporation (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. All matters shown on the Plan of record in Book 5800, page 59, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4388, page 597, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 4388, page 623, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 934,535.00 .

CTI Restaurants, Inc.

By: [signature]
Title: PRESIDENT

Subscribed and sworn to before me this 29th day of November, 1984.

[signature]
Notary Public
My Commission Expires: 10/5/85

NOTARY PUBLIC SHARON S. BATTLE DAVIDSON CO.

02/28 2442.20- CHEC K

4856

5. Easement of record in Book 4388, page 599, Register's Office for Davidson County, Tennessee.

6. Deed of Trust of record in Book 5928, page 682, Register's Office for Davidson County, Tennessee.

7. Assignment of Rentals of record in Book 5928, page 691, Register's Office for Davidson County, Tennessee.

8. Financing Statement of record in Book 5928, page 694, Register's Office for Davidson County, Tennessee.

9. Parking Agreement of record in Book 6292, page 300, Register's Office for Davidson County, Tennessee.

10. Financing Statement of record in Book 5987, page 591, Register's Office for Davidson County, Tennessee.

This is improved property known as 317 Bluebird Drive, Goodlettsville, Tennessee 37072.

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, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer this 29th day of November, 1984, effective as of the 30th day of November, 1984.

SOUTHERN HOSPITALITY CORPORATION

By: H. R. Hillenmeyer, President
Henry R. Hillenmeyer,
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Sharon S. Bettisheans, 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 29th day of November, 1984.

Sharon S. Bettisheans
Notary Public

My Commission Expires: 10/5/85

SHARON S. BETTISHEARS NOTARY PUBLIC DAVIDSON CO. TN

IDENTIF. REFERENCE

FEB 28 4 00 PM '85

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

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EXHIBIT "A"

BEING Lot No. 8 on the Final Plat - Section Five, Echo Meadows Re-Development, of record in Book 5800, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Southern Hospitality Corporation by deed from Thomas H. Cherry, Jr. and Don L. Dickerson of record in Book 5879, page 947, Register's Office for Davidson County, Tennessee; the same property conveyed to Southern Hospitality Corporation by deed from Hubert L. Baker, Trustee, of record in Book 5879, page 953, Register's Office for Davidson County, Tennessee; and a portion of the same property conveyed to Southern Hospitality Corporation, a Tennessee corporation, by deed from Gwendoline F. Avent Hindsley, now Gwendoline F. Kennedy a/k/a Birdie G. Hindsley, of record in Book 5879, page 968, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____ BOOK 6501 PAGE 605

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
			345354.00- CAMT.	
	VD		345354.00 CAMT.	
			934635.00- CAMT.	
			2429.70 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 2442.20-	
4856A	02/28/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEB 28 4 08 PM '85
IDENTIF. REFERENCE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112150