BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 635,000.00

David K Wachtel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 85.

Notary Public

MY COMMISSION EXPIRES: June 16, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney (NAME) P. O. Box 150349 Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Wachtel	S A M E	34-2 #66
Suite 518, Airways Plaza (NAME)	(NAME)	
1283 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10D-37724
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cleveland Investors Group, an Ohio General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. Wachtel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot "E", revised on a Resubdivision of Lot "E" of Rivergate Park, of record in Book 4595, page 121, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Two Mile Pike, at the corner of Lots D and E; thence with the line between said two lots, northeastwardly 278.93 feet to the northwesterly margin of an access easement; thence with said easement, south 15° 30' west 86.79 feet to an iron pin; thence with a curve with a radius of 135.00 feet, a distance of 126.21 feet to the northeast corner of Lot F of the Resubdivision of Rivergate Park, of record in Book 4300, page 107, said Register's Office; thence with the northerly line of said lot, south 51° 56' west 16.63 feet; thence with a curve with a radius of 87.50 feet, a distance of 30.04 feet; thence south 71° 25' west 169.98 feet to the easterly margin of Two Mile Pike; thence with said Pike, north 18° 35' west 203.12 feet to the point of beginning.

Being the same property conveyed to Cleveland Investors Group, an Ohio General Partnership by deed from York Steak House Systems, Inc., of record in Book 4952, page 890, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 912 Two Mile Parkway Goodlettsville, Tennessee
(House Number) (Street) (P. O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of MARCH, 19 85

CLEVELAND INVESTORS GROUP

BY: Neil M. Moss
Neil M. Moss, Partner

BY: Karen S. Moss
Karen S. Moss, Partner

BY: Sheldon R Lefkowitz
Sheldon R. Lefkowitz
Partner

BY: Judith L. Lefkowitz
Judith L. Lefkowitz
Partner

04/02 1657 50 CHECK

447

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____ _____
Notary Public

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WARRANTY DEED

FROM

TO

193746

IDENTIF. REFERENCE

APR 2 3 10 PM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, the undersigned, of the State and County aforesaid, personally appeared Neil M. Moss, Karen S. Moss, Sheldon R. Lefkowitz and Judith L. Lefkowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be partners of Cleveland Investors Group, an Ohio General Partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 21st day of MARCH, 1985.

Betty J. Andrews
NOTARY PUBLIC
BETTY J. ANDREWS
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES JANUARY 23, 1989

My Commission expires: _____

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

RECEIVED OF _____

FOR _____

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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

636000.00- CAMT.
1651.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1657.50-
447A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 37.46

IDENTIF. REFERENCE

APR 2 3 10 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 121485