Box 37

BOOK 6763 PAGE 187

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Wendward Associates P.O. Box 48 Nashville, TN 37202	same	92-2-25

This instrument prepared by: Boult, Cummings, Conners & Berry, (BW)
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, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Wendward Associates, a Tennessee general partnership (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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Samuel B. Bowers
Affiant

Subscribed and sworn to before me this 15th day of January, 1986.

Robt Ewood
Notary Public
My Commission Expires: 2-12-87

01/15 385.50- CHECK

4119

2. Temporary Construction Easements in favor of the Metropolitan Government of Nashville and Davidson County, contained in instruments of record at Book 6555, page 224, and Book 6396, page 818, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1047 28th Avenue, North, Nashville, 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 Deed to be executed this 15th day of January, 1986.

SOUTHERN HOSPITALITY CORPORATION

By: David J. McDaniel

Title: Sr. Vice-Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert E. Wood, a Notary Public of the State and County aforesaid, personally appeared DAVID J. McDANIEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice-Pres. of Southern Hospitality Corporation, the within named bargainor, a corporation, and that he as such Senior Vice-Pres. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of January, 1986.

Robert E Wood

Notary Public

My Commission Expires: 11-1-87

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described as follows:

Beginning at an existing iron pin on the west right-of-way line of 28th Avenue, North, southwardly, along the right-of-way line 40.52 feet from the southerly end of the southwest return curve at the intersection of Merritt Boulevard and 28th Avenue North; thence,

1. With the west right-of-way line of 28th Avenue North S 13° 53' 15" E, 149.90 feet to an iron pin set; thence,

2. With the north boundary line of the property of Harry Zeitlin, et ux as recorded in Deed Book 5149, Page 142, R.O.D.C., TN S 76° 08' 49" W, 147.02 feet to an iron pin set; thence,

3. With the east right-of-way line of Alley #1177 N 13° 38' 11" W, 149.90 feet to an iron pin set; thence,

4. With the south boundary line of the property of the Southland Corporation as recorded in Deed Book 5679, Page 402, R.O.D.C., TN N 76° 08' 49" E, 146.36 feet to the point of beginning and containing 21,989 square feet or 0.50 acres more or less.

Being the same property conveyed to Southern Hospitality Corporation by deed from E. W. Mayo and wife, Emma G. Mayo, as recorded in Book 6682 , Page 946 , Register's Office for Davidson County, Tennessee, and by deed from the heirs of Dothula White as recorded in Book 6682 , Page 950 , said Register's Office. This property is a part of Block 5 on the plan of Midway, not of record.

6 9 0 9 1

IDENTIFICATION REFERENCE

JAN 15 3 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

145000.00- CONT
377.00 COTAX
.50 PRFEE
5.00 WDEED
CHECK 306.50-
6167A01/15/96 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 0 9 1.

IDENTIFICATION REFERENCE

JAN 15 3 53 PM '96

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 210913