Box 37
BW
BOOK 6821 PAGE 929

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
McKenzie Development Corp. 2321 North Ocoee Cleveland, Tennessee 37311	SAME	91-14-251 8DA 36387

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 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 McKenzie Development Corporation, 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. Grantee hereby assumes and agrees to pay such taxes.

2. All matters shown on the Plan of record in Book 5190, page 441, 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 $140,000.00.

Homer B. Brannan Jr.
Affiant

Subscribed and sworn to before me this 4th day of April, 1986.

Robert E Wood
Notary Public
My Commission Expires: 8-1-87

3. Easement for sanitary sewers and/or storm drainage of record in Book 3913, page 920, said Register's Office.

4. Restrictions contained in deed of record in Book 5519, page 166, said Register's Office.

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 Warranty Deed to be executed this 4th day of April, 1986.

SOUTHERN HOSPITALITY CORPORATION

By: R. Douglas Kennedy
R. Douglas Kennedy,
Vice President of Development

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Judy G. Utley, a Notary Public of the State and County aforesaid, personally appeared R. Douglas Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Development of Southern Hospitality Corporation, the within named bargainor, a corporation, and that he as such Vice President of Development, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President of Development.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 4th day of April, 1986.

Judy G. Utley
Notary Public

JUDY G. UTLEY NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 1-21-90

Exhibit "A"

A tract of land in the First Civil District of Davidson County, Tennessee, being Lot 2 on the Mr. Gatti's Charlotte Pike Development, of record in Book 5190, page 441, Register s Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being a part of the same property conveyed to Southern Hospitality Corporation by deed from Big "O" Ovens, Inc. of record in Book 5937, page 666, Register's Office for Davidson County, Tennessee.

8 8 9 8 3

IDENTIFICATION REFERENCE

APR 4 3 47 PM '86

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6821 PAGE 932

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

140000.00- CANT
364.00 CSTAX
.50 PRBFEE
9.00 WDEED
CHECK 373.50-
0864A04/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88983

IDENTIFICATION REFERENCE

APR 4 3 47 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 234220