Box 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Rodney I. Wise, Trustee 813 Sneed Road Franklin, TN 37064	Same	142-214

This instrument prepared by: Boult, Cummings, Conners & Berry, (BW)
222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

BOOK 6872 PAGE 887

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 Rodney I. Wise, Trustee, with full power to transfer, alienate, convey, or encumber without the consent of any Beneficiary (the "Grantee"), Grantee's heirs 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 $500,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 1986.

Notary Public
My Commission Expires: 11-1-87

0 5 8 9 8

IDENTIFICATION REFERENCE

MAY 30 4 15 PM '86

FELIX C. WILSON II REGISTER
DAVIDSON COUNTY, TN

2. Deed of Trust to Stephen C. Baker, Trustee of record in Book 6162, page 508, Register's Office for said County, to secure to Commerce Union Bank an indebtedness in the original principal amount of $485,000.00.

3. Matters shown on the Plan of Record in Book 5190, page 61, said Register's Office, as amended by instrument of record in Book 5582, page 432, said Register's Office.

4. Instrument at Book 4175, page 73, said Register's Office.

This is improved property, known as 224 Old Hickory Boulevard, Nashville, Tennessee 37221.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of May, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SOUTHERN HOSPITALITY CORPORATION

By: R. Douglas Kennedy

Title: Vice President of Development

STATE OF TENNESSEE -

COUNTY OF DAVIDSON

Before me, ROBERT E. WOOD, 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 Presidn 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, Tennessee, this 30 day of May, 1986.

Robert E Wood
Notary Public

My Commission Expires: 11-28-87

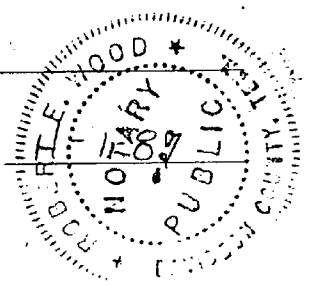


EXHIBIT A

BOOK 6872 PAGE 890

Land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot 2 on the Resub of Resubdivision of Lot 1, Belle Forest Commercial Area of record in Plat Book 5190, Page 61, R.O.D.C., Tennessee and being more fully described according to a survey of Ragan-Smith-Murphy & Associates, Inc., dated January 23, 1986 (Job No. 79-077), as follows:

Beginning at an existing iron pin in the easterly right-of-way line of Old Hickory Boulevard, an 80-foot road, said iron pin being 695.68 feet northerly, as measured along said right-of-way line, from the northerly terminus of the northeasterly return of Old Hickory Boulevard with the Memphis-Bristol Highway (U.S. 70 S); thence,

1. In a northerly direction with the easterly right-of-way line of Old Hickory Boulevard and a 1392.63-foot radius curve to the right, 111.56 feet to an existing iron pin, said curve having a chord bearing and distance of N 23° 33' 18" E. 111.53 feet; thence,

2. Continuing, N 25° 51' 00" E. 54.50 feet to an existing iron pin in the southwesterly corner of Lot 1 of aforementioned Belle Forest Commercial Area; thence,

3. With the southerly line of said Lot 1, S 64° 09' 00" E. 258.56 feet to an existing iron pin in the westerly line of Cronus-ABC, Inc. of record in Deed Book 5244, Page 363, R.O.D.C., Tennessee; thence,

4. With said westerly line, S 31° 43' 00" W. 90.96 feet to an existing iron pin in the northerly corner of Lot 2, Belle Forest Shopping Center of record in Plat Book 4175, Page 124, R.O.D.C., Tennessee; thence,

5. With the northwesterly line of said Lot 2, S 64° 47' 00" W. 97.00 feet to an iron pin set in the northeasterly corner of Lot 2, Resubdivision Lot 1, Belle Forest Commercial Area of record in Plat Book 5060, Page 61, R.O.D.C., Tennessee; thence,

6. With the northerly line of said Lot 2, N 64° 09' 00" W. 183.85 feet to the point of beginning and containing 0.90 acres (39,317 sq.ft.), more or less.

Being the same property conveyed to Southern Hospitality Corporation, a Tennessee Corporation by deed from Bellridge Properties, Ltd., a Tennessee limited partnership of record in Book 6162, page 499, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6872 PAGE 891

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

500000.00- CANT
1300.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1312.50-
0041A05/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 8 9 8

IDENTIFI REFERENCE

MAY 30 4 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253733