| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| LDB Properties, Inc.<br>220 Foremost Drive<br>Austin, Texas 78745 | Same | Map 91-14<br>Parcel 250 |

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, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said LDB PROPERTIES, INC., a Texas 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:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,763.00 .

Affiant:

LDB PROPERTIES, INC.

By: Thad R. Fuller

Title: Asst. Secretary

Subscribed and sworn to before me this 27th day of June, 1986.

Rebecca M. Brown
Notary Public

My Commission Expires: 9-9-89

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust of record in Book 6431, page 511, Register's Office for Davidson County, Tennessee, securing an indebtedness which has been assumed by the Grantee.

3. Restrictive Covenants contained in instrument of record in Book 5519, page 166, said Register's Office.

4. All matters shown on the Plan of record in Book 5190, page 441, said Register's Office.

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

6. Financing Statement No. C89241 of record in Book 6431, page 528, said Register's Office, securing an indebtedness which has been assumed by the Grantee.

This is improved property, known as 5821 Charlotte Avenue, 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 covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, its successors and assigns, 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 on this 27th day of June, 1986, but effective as of June 28, 1986.

SOUTHERN HOSPITALITY CORPORATION

By: _____

Title: President

15368

IDENTIFICATION REFERENCE

JUN 27 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca M. Brown, 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 27th day of June, 1986.

Rebecca M. Brown
Notary Public

My Commission Expires: 9-9-89

Exhibit "A"

LEGAL DESCRIPTION

A tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on Mr. Gatti's Charlotte Pike Development of record in Book 5190, page 441, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Ragan Smith Murphy & Associates, Inc. dated November 8, 1984 (Job No. 79-076), as follows:

Beginning at an iron pin in the southerly right-of-way line of Charlotte Pike and the northwesterly corner of Lot 2 of the above described recorded plat, said iron pin bearing S 75° 45' 00" W, 830.81 feet, more or less, from the intersection of the westerly right-of-way line of Oceola Avenue with the southerly right-of-way line of Charlotte Pike; thence,

1. Leaving the southerly line of Charlotte Pike and with the westerly line of aforementioned Lot 2, S 14° 14' 49" E, 164.82 feet to an iron pin in the northerly line of Gould Investors Trust property of record in Book 5539, page 1, Register's Office for Davidson County, Tennessee said iron pin also being the southerwesterly corner of Lot 2; thence,

2. With the northerly line of said Gould Investors Trust property, S 73° 57' 00" W, 174.64 feet to an iron pin; thence;

3. Leaving said northerly line, N 24° 23' 00" W, 173.00 feet to a concrete monument in the southerly right-of-way line of Charlotte Pike; thence,

4. With said southerly line, N 75° 45' 00" E, 205.00 feet to the point of beginning and containing 0.73 of an acre, more or less.

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.

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

RECEIVED OF _____

FOR _____

BOOK 6901 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 |
|---|---|---|---|---|
| | | | 515763.00- [illegible] | |
| | | | 1341.03 [illegible] | |
| | | | .50 [illegible] | |
| | | | 12.00 [illegible] | |
| | | | CHECK 1353.53- | |
| 1220A06/27/86 | | | BAL .0[illegible] | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 6 8 6

IDENTIFICATION REFERENCE

JUN 27 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264674