BOOK 6901 PAGE 933

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
LDB Properties, Inc. 220 Foremost Drive Austin, Texas 78745	Same	120-5-205

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:

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 $693,782.00.

Affiant:

LDB PROPERTIES, INC.

By: Thad R. Fenley

Title: Asst. Secretary

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

Rebecca M. Blair
Notary Public
My Commission Expires: 9-9-89

2. Deed of Trust of record in Book 6378, page 365, Register's Office for Davidson County, Tennessee, securing an indebtedness which has been assumed by the Grantee.

3. All matters shown on the Plan of record in Book 5190, page 76, said Register's Office.

4. Joint Access and Common Driveway easement of record in Book 5260, page 929, said Register's Office.

5. Joint Access and Parking Easement of record in Book 5260, page 933, said Register's Office.

6. Common Driveway easement of record in Book 5260, page 943, said Register's Office.

7. Financing Statement No. C86446 of record in Book 6378, page 382, said Register's Office, securing an indebtedness which has been assumed by the Grantee.

This is improved property, known as 1214 Murfreesboro Road, 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 this 27th day of June, 1986, but effective as of June 28, 1986.

SOUTHERN HOSPITALITY CORPORATION

By: _____

Title: _____

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

15369

IDENTIFICATION REFERENCE

JUN 27 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Exhibit "A" BOOK 6901 PAGE 936

LEGAL DESCRIPTION

TRACT I: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Stardust Commercial Park, Section 1, of record in Book 5190, page 76, Register's Office for said County, and being more particularly described according to a survey dated February 28, 1978, No. 5566-02, by Barge, Waggoner, Sumner and Cannon, Surveyors, as follows:

BEGINNING at a point in the north margin of Murfreesboro Pike, 270 more or less feet westerly from the centerline of Jupiter Drive; thence with Murfreesboro Pike, N 48° 49' W, 145.00 feet to a point; thence N 45° 41' E, 220.00 feet to a point; thence S 48° 49' E, 35.51 feet to a concrete monument; S 03° 48' W, with Stardust Acres Subdivision 87.24 feet to a concrete monument; thence, S 48° 49' E, 51.06 feet to a point; thence S 45° 41' W, 150.46 feet to the point of beginning, containing 0.60 acres, more or less.

TRACT II:

EASEMENT NO. I: A 5 foot wide Joint Access and Parking Easement along the common line between Lots 2 and 3, as shown on the Plan of the Resubdivision of Lot No. 2 and Reserved Parcel No. 2, Stardust Commercial Park, Section One, of record in Book 5190, page 76, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the common boundary line between said Lots 2 and 3, said point being 30 feet from the north margin of Murfreesboro Pike, the intersection of such common lot line with the north margin of Murfreesboro Pike, being 265 more or less feet northwest of the centerline of Jupiter Drive; thence North 45° 41' East, 120.46 feet to a point; thence South 48° 49' East 5 feet to a point; thence South 45° 41' West 120.46 feet to a point; thence North 48° 49' West, 5.0 feet to the point of beginning.

EASEMENT NO. II: Land in Davidson County, Tennessee, being all of Reserve Parcel 1, Stardust Commercial Park, Section I, of record in Book 5190, page 66, Register's Office for said County, and more particularly described according to a survey dated February 23, 1978, by Barge, Waggoner, Sumner and Cannon, Surveyors, as follows:

BEGINNING at the southwesterly corner of Lot No. 1 being a point in the northerly margin of Murfreesboro Pike; thence N 48° 49' W, 50.15 feet to a point; thence N 45° 41' E, with Uthman Property, 220.0 feet to a point; thence S 48° 49' E, 50.15 feet to a point; thence with the northwesterly side of Lot No. 1, S 45° 41' W, 220.0 feet to the point of beginning.

EASEMENT NO. III: A 30 foot wide joint access and common driveway easement along the north margin of Murfreesboro Pike serving Lots 1, 2 and 3 of Stardust Commercial Park, Section One, described as follows:

BEGINNING at a point on the north margin of Murfreesboro Pike, 615 more or less feet northwest of the certerline of Jupiter Drive; thence N 45° 41' E, 30.09 feet to a point; thence S 48° 49' E 200.00 feet to a point; thence S 45° 41' W, 30.09 feet to a point on the west margin of Murfreesboro Pike; thence with said margin, N 48° 49' W, 200.00 feet to the point of beginning.

BEING the same property conveyed to Southern Hospitality Corporation by deed from Restaurant Management Corporation of Tennessee of record in Book 6262, page 504, 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 938

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

693702.00- [illegible]
1803.00 [illegible]
.50 [illegible]
15.00 [illegible]
[illegible] 1313.33-
1221AU6/27/86 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15369

IDENTIF. REFERENCE

JUN 27 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264675