ADDRESS OF NEW OWNERS:

MURFREESBORO ROAD PARTNERS,
a Tennessee Joint Venture
c/o Wayne B. Glasgow, Jr.
Attorney at Law
403 Church Street
Franklin, TN 37064

SEND TAX STATEMENTS TO:

Murfreesboro Road Partners,
a Tennessee Joint Venture
c/o Wayne B. Glasgow, Jr.
Attorney at Law
403 Church Street
Franklin, TN 37064

MAP 120-1, Parcel 154

INSTRUMENT PREPARED BY:

WAYNE B. GLASGOW, JR.
Attorney at Law
403 Church Street
Franklin, TN 37064

5045 04/12 0101 03CHECK 2655.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration specifically including the expressed assumption by Grantee of that certain first mortgage indebtedness due and owing Sovran Bank/Williamson County, which is secured by Deed of Trust of record in Book 7549, Page 337 Register's Office of Davidson County, Tennessee, the receipt and sufficiency of all of which is hereby acknowledged, RICHARD MILITANA and wife DIANA MILITANA (as GRANTORS), have this day bargained and sold, and by these presents do hereby transfer and convey unto MURFREESBORO ROAD PARTNERS, a Tennessee Joint Venture comprised of WAYNE B. GLASGOW, JR. and GEORGE W. HOLDER, JR.(as GRANTEE), its successors and assigns, that certain tract or parcel of improved property located at 1210 Murfreesboro Road, Nashville, Tennessee and more particularly described on Exhibit A (Legal Description) attached hereto and incorporated herein by reference as a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the improvements, appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

And GRANTORS do covenant with said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as reflected and set out on Exhibit B (Permitted Encumbrances) attached hereto and incorporated herein by reference as part hereof.

And GRANTORS do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto executed this Warranty Deed as of this 11th day of April, 1989.

RICHARD MILITANA

DIANA MILITANA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public in and for the aforementioned State and County, came Richard Militana with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he executed the foregoing Warranty Deed for the purposes contained therein.

WITNESS, my hand and official seal at Franklin, Tennessee on this the 11th day of April, 1989.

(SEAL)

Notary Public

My Commission Expires:

1-30-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public in and for the aforementioned State and County, came Diana Militana with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that she executed the foregoing Warranty Deed for the purposes contained therein.

WITNESS, my hand and official seal at Franklin, Tennessee on this the 11th day of April, 1989.

(SEAL)

Evon M. Glasgow
Notary Public

My Commission Expires:
1-30-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 80,000.00.

Wayne B. Glasgow, Jr. Vice-Pres. of Venture
AFFIANT

Sworn to and subscribed before me
this 11th day of April, 1989.

Evon M. Glasgow
Notary Public

My Commission Expires: 1-30-91

MILITANA TO MURFREESBORO RD PARTNERS
L60

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, Stardust Commercial Park, Section 2, as of record in Plat Book 5200, page 454, Register's Office of Davidson County, Tennessee, and being more particularly described according to a boundary survey prepared by Barge, Waggoner, Sumner & Cannon, dated September 29, 1982, as follows:

BEGINNING at a point in the northerly margin of Murfreesboro Pike, 615 feet more or less, from the centerline of Jupiter Drive; thence, along Murfreesboro Pike, N 48° 49' W. 50.15 feet to an iron pin; thence, leaving said Pike, N. 45° 41' E. 277.70 feet; thence N 03° 48' E. 462.90 feet to an iron pin; thence S 84° 09' E. 188.60 feet to a concrete mounument; thence, S 03° 48' W. 672.56 feet; thence, N 48° 49' W 235. 51 feet; thence S 45° 41' W 220.00 feet to the point of beginning, containing 2.90 acres, more or less.

AND being the same property conveyed to Richard Militana and wife Diana Militana by Deed from T & S Enterprises, a Tennessee general partership of record in Book 7549, page 332, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. 1989 real property taxes for Nashville, Davidson County, Tennessee which are being prorated with Grantors paying their prorated share to Grantee who will be responsible for payment in full when such become due and payable.

2. That certain First Mortgage Indebtedness due and owing Sovran Bank/Williamson County, which is secured by Deed of Trust of record in Book 7549, page 337, Register's Office of Davidson County, Tennessee.

3. Common Driveway Easement of record in Book 5260, Page 943, Register's Office of Davidson County, Tennessee.

4. Easement granted Mrs. Evelene U. E. Wells, her successors and assigns, by agreement between Otto Uthman and wife, and Mrs. Evelene U.E. Wells, dated August 19, 1949, filed August 19, 1949, and recorded in Book 1733, page 358, Register's Office of Davidson County, Tennessee, to pass and re-pass along private drive-way between the Murfreesboro Pike and the point of the entrance to the subject property.

5. Right granted Mrs. Evelene U. E. Wells, her successors and assigns, by agreement between Otto Uthman and wife, and Mrs. Evelene U.E. Wells, dated August 19, 1949, filed August 19, 1949, and recorded in Book 1733, page 358, Register's Office of Davidson County, Tennessee, to maintain the water tap and water line which is in existence on the date of this instrument and which supplies water to grantee, and the right to lay, maintain, operate and remove such water pipes, meters and incidental equipment through the over property of grantor as may be necessary to adequately supply water to grantee.

6. Conditions of an owners certificate, joint access and common drive-way easement, a 60 foot minimum building setback line along the east, north and west property lines, and an easement for public utility and drainage purposes and drive-way along the southwesterly line of said lot as shown on the Plan of record in Plat Book 5200, page 454, Register's Office of Davidson County, Tennessee.

7. Agreement for dedication of easement for Sanitary Sewers and/or Storm drainage between Martha Uthman and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3827, page 776, Register's Office for Davidson County, Tennessee.

8. Deed of Declaration Establishing Joint Access and Common Driveway Easement, of record in Book 5260, page 929, Register's Office for Davidson County, Tennessee.

9. Restriction against use contained in Restaurant Operator's License Agreement of record in Book 6467, page 940, Register's Office of Davidson County, Tennessee, as modified by letter dated April 22, 1988.

10. Applicable zoning ordinances and building restrictions.

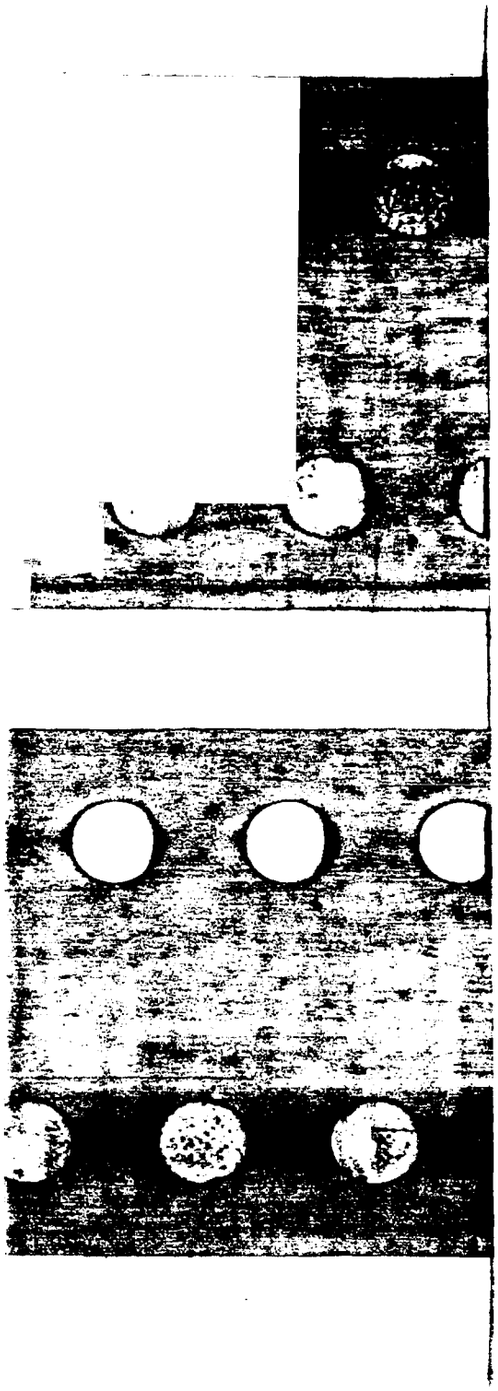
11. Any visible easements lying on or across the property.

242888

APR 12 12 34 PM '89

RUSH

MILITANA TO MURFREESBORO RD PARTNERS
L60



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

RECEIVED OF _____

FOR _____

BOOK 7815 PAGE 424

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 800000.00
CON TX 2640.00
PRFEE 0.50
WDEED 15.00
TOTAL ~~2655.50~~
CHECK ~~2655.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/89 01 12:35 0001 5045

24288

IDENTIFICATION REFERENCE

APR 12 12 35 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 199438