File 60

This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED BOOK 8050 PAGE 401

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Youn O. & Haeng S. Kim 8167 Charlotte Pike Nashville, TN 37211	Owner	147-11-138

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $471,900.

Affiant

Subscribed and sworn to before me this 21st day of February, 1990.

Notary Public

My Commission Expires: Mar. 17, 1990

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, INCOME PROPERTIES I, a Tennessee limited partnership, (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto YOUN O. KIM AND WIFE HAENG S. KIM, (hereinafter "Grantees"), their heirs, successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, and described in Exhibit A attached hereto and incorporated herein, along with all improvements thereon, appurtenances thereto, and interests therein of Grantor, including but not limited to a certain Lease dated November 13, 1979 by and between Income Properties I as Lessor and Big "O" Ovens, Inc. as Lessee, and the Memorandum of said Lease dated December 14, 1979 of record in Book 5544, page 80, Register's Office, Davidson County, Tennessee, with the Lessees' interests in said Lease having been assigned to Southern Hospitality Corporation by instrument dated September 24, 1982, and further assigned to Mr. Gatti's, Inc., a Texas corporation, by instrument dated June 27, 1986, and with the Grantors rights, duites and obligations under said Lease being assumed by the Grantees.

This conveyance is subject to:

1. Real property taxes.

2. All things and matters set forth on the Plan of record in Book 5210, page 186, Register's Office, Davidson County, Tennessee.

3. Memorandum of Lease of record in Book 5544, page 80, Register's Office, Davidson County, Tennessee, evidencing the aforesaid Lease dated December 14, 1979 by and between Income Properties I, Lessor, and Big "O: Ovens, Inc., Lessee, as assigned to Southern Hospitality Corporation by instrument dated September 24, 1982, and further assigned to Mr. Gatti's, Inc., a Texas corporation, by instrument dated June 27, 1986.

4. Security agreement by and between Southern Hospitality Corporation as owner and Commerce Union Bank (now Sovran Bank/Central South) as the secured party covering all furniture, fixtures, machinery and equipment of owner situated on the property herein conveyed evidenced by instrument of record in Book 6588, page 727, Register's Office, Davidson County, Tennessee.

5. Pipeline Connection Easement Agreement of record in Book 5802, page 625, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to Grantee their heirs, successors and assigns forever.

AND, Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND, Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to Grantee their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its duly authorized general partner this 21st day of February, 1990.

INCOME PROPERTIES I,
A Tennessee Limited Partnership

By: Hillsboro Property Management, Inc.
Its: General Partner

By: _____
Gary Waller
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Gary Waller, 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 HILLSBORO PROPERTY MANAGEMENT, INC., the General Partner of INCOME PROPERTIES I, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 21st day of February, 1990.

_____
Notary Public

My Commission Expires: Mar. 17, 1990

NOTARY PUBLIC AT LARGE STATE OF TENN.

EXHIBIT A

BEING a certain tract of property in the Second Civil District of Davidson County, Tennessee, known as Lot No. 1 on the Plan of Wayne Oldham's Nolensville Pike Development, a Plat of which is of record in Book 5210, page 186, Register's Office, Davidson County, Tennessee, and being more particularly described according to a survey of Ragan-Smith & Associates, Inc. (Job No. 78-064) dated November 12, 1979, as follows:

BEGINNING at an iron pin in the northerly margin of Nolensville Pike, said iron pin being 10.86 feet from a concrete monument at the westerly end of the northwesterly return curve at the intersection of Nolensville Pike (U.S. 31A, State Route 11) and Taylor Road; thence, leaving said iron pin at said point of beginning with the northeasterly right-of-way line of Nolensville Pike, North 52° 41' 30" West, a distance of 169.14 feet to an iron pin at the northwesterly corner of the herein described property; thence, North 37° 18' 30" East, a distance of 200.58 feet to an iron pin at the northwesterly corner of the herein described property thence, South 52° 05' 55" East, a distance of 84.37 feet to a concrete monument at the northeasterly corner of the herein described property on the westerly margin of Taylor Road; thence, North 63° 19' 36" West, 28.80 feet to a point; thence, South 07° 07' 18" West, a distance of 24.89 feet to the point of beginning.

BEING the same property conveyed to Income Properties I, a Tennessee Limited Partnership, by Warranty Deed from R. Wayne Oldham, Trustee, of record in Book 5544, page 76, Register's Office, Davidson County, Tennessee.

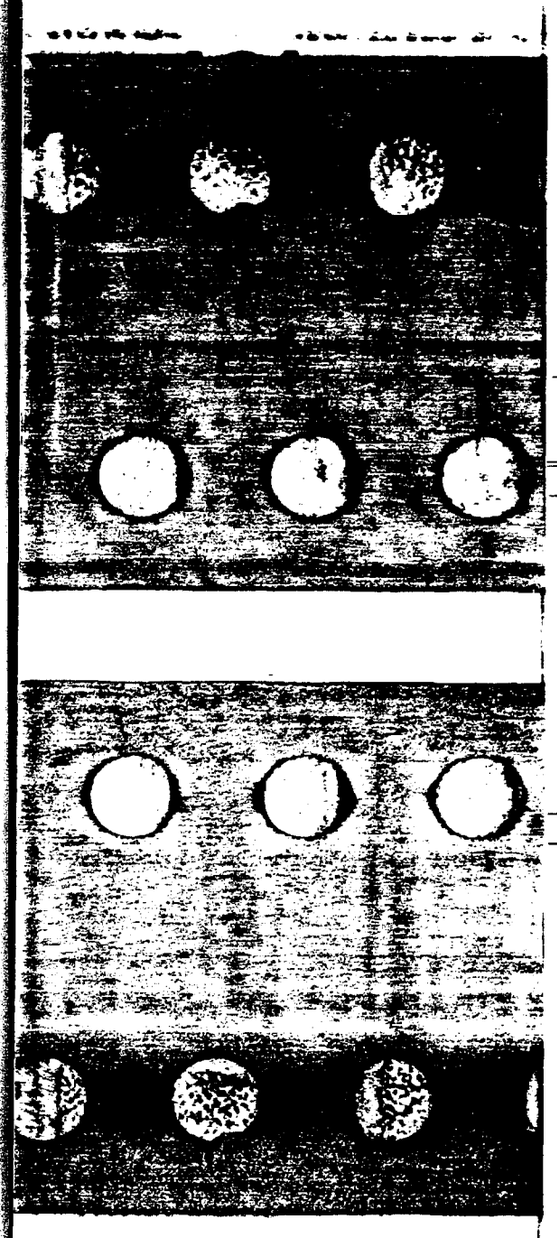
05600

IDENTIF. TREFERENCE

FEB 22 3 29 PM '90

DAVIDSON COUNTY TN.

4916 02/22 0101 03CHECK 1567.27



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

RECEIVED OF _____

FOR _____

BOOK 8050 PAGE 404

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
				CAMT 471900.00
				CON TX 1557.27
				PRFEE 1.00
				WDEED 9.00
				TOTAL 1567.27
				CHECK 1567.27
02/22/90	01			15:27 0001 4916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05600

IDENTIF. REFERENCE

FEB 22 3 29 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 294892