SPECIAL WARRANTY DEED

Address new owners as follows: Edward Ray Bowles & J. Gregory Hale
121 21st Avenue North, Suite 201
Nashville, Tennessee 37203

Send Tax Bills to: same

Map-Parcel
102-8-119
Field Book #
8 DA 48933

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 2205 State Street, Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

(X) Edward Ray Bowles
AFFIANT

Subscribed and sworn to before me, this the 9th day of December, 1991.

Charles H. Beaty
NOTARY PUBLIC

My commission expires: 11/2/92

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand Dollars, the receipt and sufficiency of which is hereby acknowledged, **HURD INVESTMENT PROPERTIES, INC.**, a Tennessee corporation, (Grantor) has bargained, sold, and does hereby transfer and convey unto **EDWARD RAY BOWLES and J. GREGORY HALE**, tenants in common, (Grantees), their representatives, successors and assigns, certain real estate situated and lying in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with any and all appurtenances thereunto belonging, unto the said Grantees, their representatives, successors and assigns, forever.

Grantor does covenant with said Grantees that it is lawfully seized and possessed of said property; that it has a good and lawful right to make this conveyance; that the property is clear and unencumbered, except as hereinafter set out; and it will forever warrant and defend the title thereto to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

This conveyance is expressly made subject to the following:

1. Real property taxes for the year 1991, a lien due and payable, but not delinquent.

2. Restrictive covenants of record in Book 5150, page 972, amended in Book 5224, page 459, said Register's Office.

3. All matters, easements and conditions shown on the Plan of record in Book 4955, page 93, said Register's office, including without limitation, an owner's certificate, a 12.5 foot easement for public utility purposes along the easterly line of said lot and easements for sanitary sewers along the westerly and northeasterly lines of and crossing said lot.

4. Easement for sanitary sewers of record in Book 4337, page 144, said Register's Office.

5. Easement for sanitary sewers of record in Book 4306, page 223, said Register's Office.

6. Memorandum of Lease between Volunteer Investments, Inc., a lessor, and Wendy's of Nashville, Inc., Lessee of record in Book 5274, page 56, said Register's Office, together with the Lease dated September 20, 1977 to which such Memorandum of Lease relates (the "Lease") as amended by the First Amendment of said Lease executed between HIP Properties, a Tennessee General Partnership and Southern Hospitality Corporation, Successor to Wendy's of Nashville, Inc., dated September 29, 1988, a memorandum of which is of record in Book 7700, page 418, said Register's Office.

7. UCC-1 Financing Statement executed by Southern Hospitality Corporation to secure to Commerce Union Bank an indebtedness in the amount of $8,000,000 of record in Book 6588, page 727, said Register's Office, which is subordinated to Dominion Bank's lien by Subordination Agreement of record in Book 6803, page 642, said Register's Office.

8. UCC-1 Financing Statement executed by Southern Hospitality Corporation to secure to Dominion Bank an indebtedness in the amount of $5,000,000 of record in Book 6778, page 277, as amended in Book 7168, page 582, said Register's Office.

9. UCC-1 Financing Statement executed by Southern Hospitality Corporation to secure to Dominion Bank an indebtedness in the amount of $5,000,000 of record in Book 6803, page 622, said Register's Office.

10. Mechanics' and Materialmen's liens claimed as a result of labor or materials furnished at the request or direction of the tenant under the Lease.

Grantor further assigns to Grantees all of its rights, title and interest in and to the Lease and amendment thereto. In accepting this deed, Grantees assume Grantor's obligations under the Lease and amendment thereto arising and related to the period from and after December 1, 1991. Grantees joint in the execution hereof to acknowledge their agreement to the terms hereof.

POSSESSION shall be given with delivery of this Deed.

Witness our hands this 9th day of December, 1991.

"GRANTOR"

HURD INVESTMENT PROPERTIES, INC.

BY: J Brent Hurd
ITS: President

"GRANTEES"

Edward Ray Bowles
EDWARD RAY BOWLES

J. Gregory Hale
J. GREGORY HALE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Charles H. Bent, Notary Public of said State and County, J. Brent Hurd, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of December, 1991.

Charles H. Bent
Notary Public

My commission expires: 1/12/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in said state and county, Edward Ray Bowles, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 1991.

Charles H. Bent
NOTARY PUBLIC

My commission expires: 1/12/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in said state and county, J. Gregory Hale, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 1991.

Charles H. Bent
NOTARY PUBLIC

My commission expires: 1/12/92

Land in Davidson County, Tennessee, being lot No. 2 on the plan of the R. Wayne Oldham Property, a subdivision plat of which is recorded in Book 4955, page 93, Register's Office for Davidson County, Tennessee, and being further described according to a survey by Southern Consultants, Inc., dated June 14, 1977, as follows:

BEGINNING at an iron pin on the northeast margin of Hillwood Boulevard, 120.2 feet south of the end of a 40 foot radius return with the south right-of-way of Charlotte Pike; thence leaving said Hillwood Boulevard North 41° 31' 13" east a distance of 219.25 feet to a point in the south margin of an unimproved 20 foot alley; thence with the south margin of said alley south 48o 32' east a distance of 59.00 feet to an iron pin; thence north 70° 18' east a distance of 2.27 feet to an iron pin; thence with the south margin of said 20 foot unimproved alley south 33° 07' east a distance of 72.51 feet to an iron pin; thence leaving said alley south 41° 31' 13" west a distance of 226.73 feet to an iron pin in the northeast margin of Hillwood Boulevard; thence with said north margin of Hillwood Boulevard on a curve with a radius of 940.00 feet a distance of 132.46 feet to the point of beginning; containing 0.68 acres (29,620 square feet) according to said survey.

Being the same property conveyed to Hurd Investment Properties, Inc. by deed from Hillwood Boulevard Joint Venture of record in Book 7961, page 652, Register's Office for Davidson County, Tennessee.

This is improved property known as 874 Hillwood Boulevard, Nashville, Tennessee.

6.7.9.6.6
IDENTIFICATION REFERENCE
DEC 9 11 05 AM '91
PICK-UP
0726 12/09 0101 03CHECK 938.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8504 PAGE 49

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	250000.00
			CON TX	925.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	938.00
			CHECK	938.00
12/09/91	01	11:08	0001	0726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.9 6 6

IDENTIFICATION REFERENCE

Dec 9 11 05 AM 91

FELIX Z. WILSON, II REGISTER (DAVIDSON COUNTY)

No. 483277