BOOK 8535 PAGE 851

7.9402

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

SPECIAL WARRANTY DEED

IDENTIFICATION REFERENCE

Name and Address of New Owner:

APPLE SOUTH, INC.
Hancock at Washington
Atlanta, GA 30650

DAVIDSON COUNTY, TN

Send Tax Bills To:

APPLE SOUTH, INC.
Hancock at Washington
Atlanta, GA 30650

0083 01/27 0101 03CHEK 3673.00

Street Address of Subject Property:	**Map-Parcel No:**
5270 Hickory Hollow Parkway **Antioch, TN 37013**	**163-0-237**

For and in consideration of the sum of Ten Dollars and no/100 ($10.00), the receipt and adequacy of which are hereby acknowledged, **VENTURE CONSTRUCTION COMPANY** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **APPLE SOUTH, INC,** a Georgia corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being a certain parcel of land in the First Civil District of Davidson County, Tennessee, further being Lot 1 on the Resubdivision of Lot F-2 of the Second Revision Section Two of Hickory Hollow Mall, a plat of which is of record in Book 6900, page 988, Register's Office for said County, and being more particularly described according to a survey of Ragan-Smith-Murphy & Associates, Inc., dated September 26, 1989, (Job No. 89-078).
>
> Being the same property conveyed to Venture Construction Company by deed from B. N. B. Properties, Inc., as of record in Book 8301, page 75, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions, and all matters shown on **Exhibit "A" attached.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple,

possessing a good right to convey it, and that the said land is unencumbered except as shown on **Exhibit "A".**

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, his successors and assigns, against the lawful claims of all persons claiming by or through Grantor. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 23rd day of January, 1992.

VENTURE CONSTRUCTION COMPANY

BY: _____

Pres.

(Title)

STATE OF Georgia]
]
COUNTY OF Fulton]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared F. Ray Morris with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of **Venture Construction Company,** and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as said President.

WITNESS my hand and official seal, this 23rd day of January, 1992.

_____

NOTARY PUBLIC

Notary Public, DeKalb County, Georgia
My Commission Expires June 21, 1992

My commission expires: _____

STATE OF Georgia]
]
COUNTY OF Fulton]

The actual consideration or value, whichever is greater for this transfer is $ 990,000.00.

_____

Affiant

_____

NOTARY PUBLIC

Notary Public, DeKalb County, Georgia
My Commission Expires June 21, 1992

My Commission Expires: _____

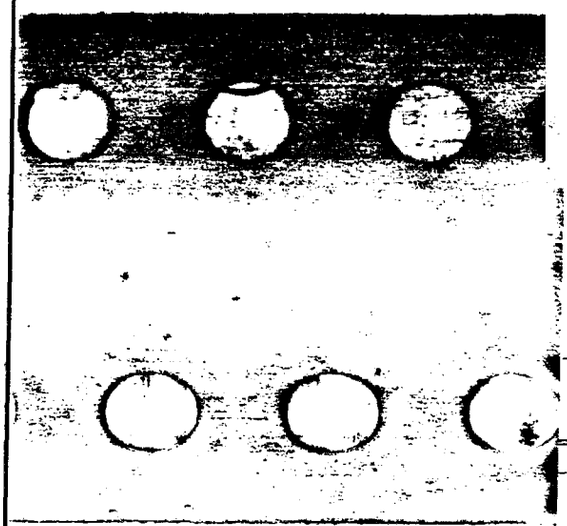
EXHIBIT "A"

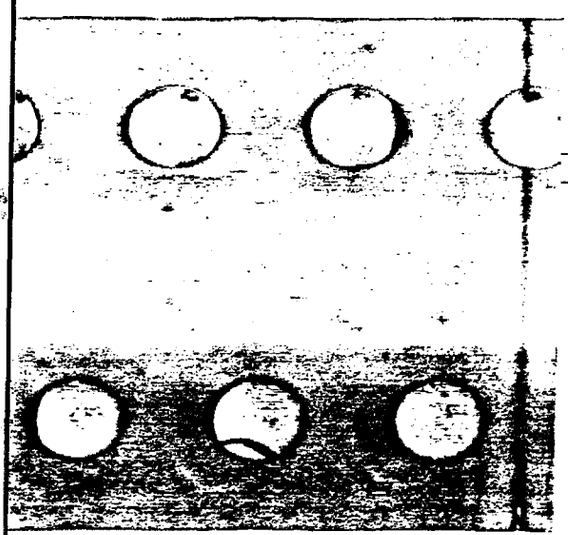
1. Restrictive Covenants contained in instrument of record in Book 5125, page 769; Book 5189, page 947; Book 5337, page 933; Book 5441, page 968; Book 5792, page 491; Book 5951 page 26; Book 6011, page 163; and Book 6095, page 948, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 6900, page 988, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement, Water Mains and Appurtenances, dated March 16, 1990, in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8068, page 38, Register's Office for Davidson County, Tennessee.

4. All matters shown on survey of Ragan-Smith-Murphy & Associates, Inc., dated September 26, 1989 (Job No. 89-078).





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

RECEIVED OF _____

FOR _____

BOOK 8535 PAGE 854

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	990000.00
			CON TX	3663.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	3673.00
			CHECK	3673.00

01/27/92 01 14:31 0001 0083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9402

IDENTIFICATION REFERENCE

JAN 27 2 32 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 496446