THIS INSTRUMENT PREPARED BY:

JAMES C. DALE, III
Attorney at Law
221 4th Ave. North, 5th Fl.
P. O. Box 2868
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

James C. Dale III
AFFIANT

Subscribed and sworn to before me this 30th day of January 1992.

NOTARY PUBLIC
My Commission Expires: 9/12/92

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP/PARCEL NOS:
Harris & Ezell Equipment Company 5100 Linbar Drive Nashville, Tennessee 37211	Same	Map 108-1 Parcel 38

MAIL ENV.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, H.L.S., Incorporated, a Tennessee corporation, has this day bargained and sold, and by these presents does hereby transfer and convey unto Harris & Ezell Equipment Company, a Tennessee general partnership, its successors and assigns, forever, the following tract or parcel of land situated and lying in the Third Civil District of Davidson County, Tennessee, bound and described as follows, to-wit:

Beginning at an iron pin situated on the easterly margin of Claridge Drive, said iron pin being 117 feet south of the intersection of Claridge Drive and Shacklett Drive;

Thence, leaving said road, north 74 degrees 50 minutes 2 seconds east, a distance of 141.21 feet to an iron pin;

Thence, north 86 degrees 56 minutes 42 seconds east, a distance of 41.77 feet to an iron pin;

Thence, around a curve to the left, having a central angle of 3 degrees 40 minutes 48 seconds, a radius of 1,722.71 feet, a tangent of 55.34 feet, for a total length of 110.65 feet, said curve having a chord bearing of south 2 degrees 47 minutes 4 seconds east, for a distance of 110.63 feet;

Thence, south 87 degrees 26 minutes 00 seconds west, a distance of 171.24 feet to an iron pin on the easterly margin of Claridge Drive;

Thence, along said easterly margin of Claridge Drive, around a curve to the left, having a central angle of 9 degrees 25 minutes 43 seconds, a radius of 486.40 feet, a tangent of 40.11 feet for a total length of 80.04 feet, said curve having a chord bearing of north 8 degrees 51 minutes 20 seconds west, a distance of 79.95 feet to the point of beginning and containing 0.395 acres of land, more or less.

Described according to a survey prepared by Allen R. Trumbow, Registered Land Surveyor No. 1127, by survey dated September 20, 1991; being the same property conveyed to H.L.S., Incorporated, by Deed from Ronald L. Martin and wife, Judith B. Martin, and John A. Brown and wife, Lorraine S. Brown, of record in Book 4998, Page 329, as

re-recorded in Book 5002, Page 522, Register's Office for Davidson County.

This is improved property known as 555 Claridge Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Harris & Ezell Equipment Company, its successors and assigns, in fee simple, forever. H.L.S., Incorporated covenants with the Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Grantor herein warrants and covenants that Grantor will not buy, sell, lease or otherwise make available any land now controlled by Grantor within one city block or 1,000 lineal feet, whichever is greater, of the demised premises for use for restaurant or food service purposes for a period of 50 years, or the maximum restrictable time under state law on the date of execution hereof. This covenant shall be binding upon Grantor, its successors, assigns or beneficiaries. Grantor does further agree that it will not convey any parcel of land within the restricted area except by lease or deed containing restrictive covenants equivalent to the above, which fully protect Grantee's interest herein. Any subsequent purchaser or lessee under Grantor herein does hereby agree to be bound by these same provisions and agrees that the foregoing covenant is attached to and runs with the land.

This conveyance is made subject to the following:

1. Matters shown on the Plat of record in Book 2900, Page 144, said Register's Office, including but not limited to a 30-foot minimum building setback line from Claridge Drive, a 10-foot minimum building setback line from either side of said lot, a concrete monument located on the southwest and southeast corners of said lot, and a concrete monument on the north side of said lot, 141.10 feet back from Claridge Drive, and iron pins located on the northwest and northeast corners of said lot.

2. Property taxes for the year 1992.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer or representative, this 30th day of January, 1992.

H.L.S., INCORPORATED

By: _____
CHARLES E. LINVILLE, III
Its: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared Charles E. Linville, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of H.L.S., Incorporated, the within named Grantor, 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 its President.

Witness my hand and seal this 30th day of January, 1992.

_____
NOTARY PUBLIC
My Commission Expires: 4/[illegible]

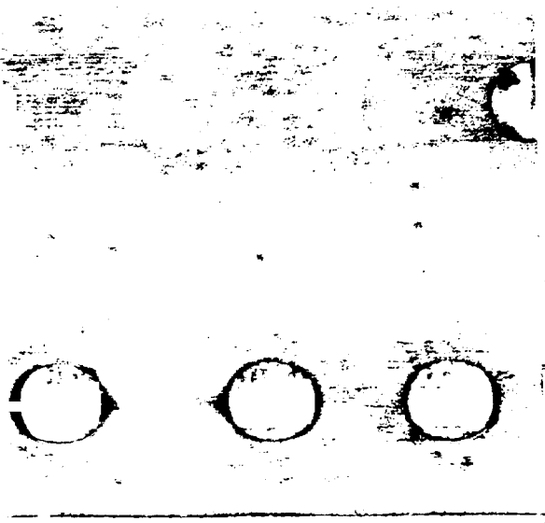
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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



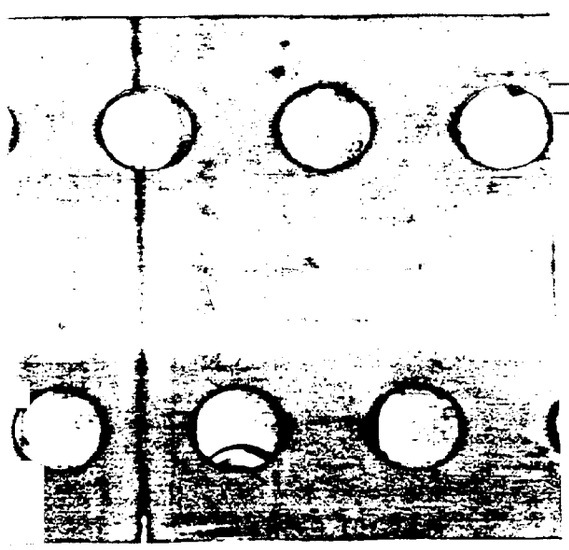
RECEIVED OF _____

FOR _____

BOOK 8545 PAGE 776

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 165000.00

CON TX 610.50

PRFEE 1.00

RECFEE 6.00

TOTAL 617.50

CHECK 617.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/92 01 10:54 0001 9318

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IDENTIFICATION REFERENCE

FEB 7 10 50 AM '92

DAVIDSON COUNTY, TN

No. 499917