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This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

BOOK 8666 PAGE 821

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Randolph M. LaGasse 1710 Hayes Street Nashville, TN 37203	Southern Hospitality Corporation P.O. Box 48 Nashville, TN 37202	Map 103-15 Parcel 47

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BELLRIDGE ASSOCIATES, LTD., L.P., a Tennessee limited partnership, formerly Bellridge Associates, Ltd. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Randolph M. LaGasse (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being land in the 24th Councilmanic District, formerly the 8th Civil District of Davidson County, Tennessee, and also being Lot No. 3 on the Lions Head Village Subdivision, a plat of which is of record in Book 5210, page 200, Register's Office for said County, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated May 4, 1979, (File No. 6283-01) as follows:

Beginning at a point in the present northern margin of Briley Parkway (formerly White Bridge Road), said point being 289.33 feet, more or less, from the intersection of the present western margin of Post Place extended with the present northern margin of Briley Parkway extended; thence, N 9 degrees 05'05" W, for a distance of 56.57 feet to a point; thence, N 35 degrees 54'55" E, for a distance of 125.00 feet to a point; thence, S 54 degrees 05'05" E, for a distance of 312.44 feet to a point, said point lying on the present western margin of Post Place; thence in a southerly and westerly direction with the present western margin of Post Place along a curve to the right having a central angle of 14 degrees 33'53" and having a radius of 525.50 feet, for a distance of 133.58 feet to a point; thence continuing with the present western margin of Post Place, S 35 degrees 54'55" W, for a distance of 7.85 feet to a point; thence, in a southerly and westerly direction along a curve to the right having a central angle of 90 degrees and having a radius of 25.00 feet for a distance of 39.27 feet, to a point, said point lying on the present northern margin of Briley Parkway; thence, with the present northern margin of Briley Parkway, N 54 degrees 05'05" W, for a distance of 264.33 feet to a point of beginning, containing 1.21 acres, more or less, according to said survey.

Being the same property conveyed to Bellridge Associates, Ltd., a Tennessee limited partnership, by deed from Bellridge Properties, Ltd., of record in Book 5905, page 153, as re-

recorded in Book 8660, page 957, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved property known as 2301 White Bridge Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and his heirs and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, their his and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 1st day of July, 1992.

BELLRIDGE ASSOCIATES, LTD., L.P.

By: Gerald Ezell

Its: General Partner

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett, a Notary Public of said county and state, W. Gerald Ezell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Bellridge Associates, Ltd., L.P., 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 1st day of July, 1992.

Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 1992.

Notary Public
My Commission Expires:

EXHIBIT A

1. Taxes for 1992: A lien, but not yet due or payable.

2. Restrictive Covenants contained in an instrument of record in Book 5524, Page 549, as reiterated in Book 5905, Page 153, Register's Office for Davidson County, Tennessee.

3. Declaration of Reciprocal Rights and Restrictions dated September 10, 1979, of record in Book 5496, Page 199, in said Register's Office, as modified by Modification of Declaration of Reciprocal Rights and Restrictions of record in Book 5711, Page 321, Book 5711, Page 332, Book 5711, Page 343 and Book 5711, Page 354, in said Register's Office.

4. Approval of Variance from Restrictive Covenants of record in Book 5709, Page 168, in said Register's Office.

5. Subject to all matters shown on the Plan of record in Book 5210, Page 200, in said Register's Office.

6. Easement for sewers and/or storm drainage of record in Book 5114, Page 818, and Book 3376, Page 102, in said Register's Office.

7. Temporary Easements conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, null and void after completion of the widening of Briley Parkway, of record in Book 5490, Page 478, in said Register's Office.

8. Cross Parking Easement of record in Book 5663, Page 325, in said Register's Office.

9. Memorandum of Lease by and between Bellridge Properties, Ltd., a Tennessee joint venture, and Southern Hospitality Corporation, a Tennessee corporation, dated July 15, 1980, of record in Book 5625, Page 76, in said Register's Office.

10. Second Amendment to Lease by and between Bellridge Associates, Ltd., a Tennessee limited partnership and Southern Hospitality Corporation, a Tennessee corporation, of record in Book 7578, Page 555, in said Register's Office.

11. All matters shown on the survey by J.M. Widner, certificate number 792 and 7053, dated June 20, 1992.

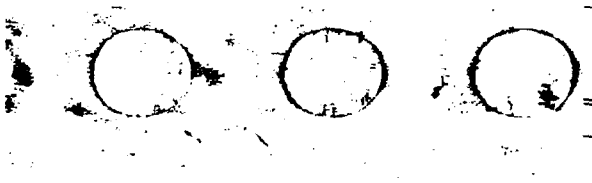
12. Lease dated November 20, 1979 by and between Advanced Financial Planning Corporation and Wendy's of Nashville, Inc., not of record.

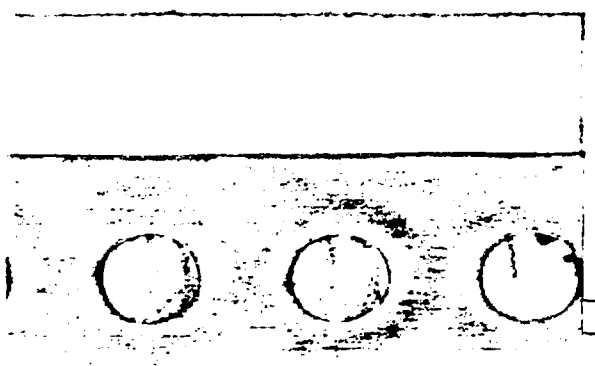
13. First Amendment to Lease dated July 15, 1980 by and between Bellridge Properties, Ltd. and Southern Hospitality Corporation, not of record.

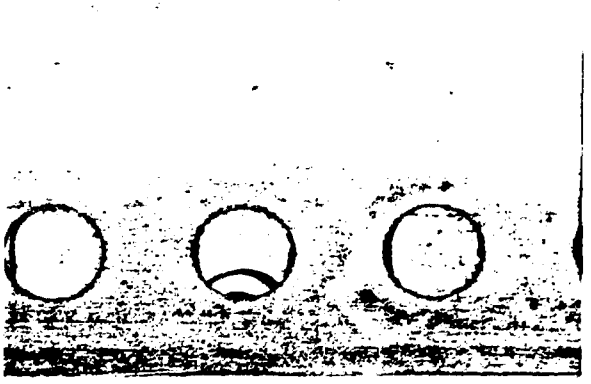
14. Rights or claims of parties in possession.

24494
IDENTIF. TREFERENCE
JUL 1 3 39 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
1962 07/01 01:01 03CHECK 2792.00









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8666 PAGE 825

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
750000.00
CON TX 2775.00
PRFEE 1.00
WDEED 16.00
TOTAL 2792.00
CHECK 2792.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 01 13:40 0001 1962

24494

IDENTIF. REFERENCE

JUL 1 3 39 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 546762