To: Book

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

BOOK 8733 PAGE 225

SPECIAL WARRANTY DEED

Name and Address of New Owner:

Apple South, Inc.
Hancock & Washington
Madison, GA 30650

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map-Parcel No:**
(Unimproved)	P/O 75-35

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

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on **Exhibit "B" 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, its 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 "B".**

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its 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 17 day of September, 1992.

LOWE'S HOME CENTERS, INC.

BY: _____
I. W. Davis
Senior Vice President/Real Estate

STATE OF NORTH CAROLINA]
]
COUNTY OF WILKES]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **I. W. Davis**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Senior Vice President/Real Estate of **Lowe's Home Centers, Inc.**, 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 Senior Vice President/Real Estate.

WITNESS my hand and seal, this 17th day of September, 1992.

_____
NOTARY PUBLIC

My commission expires: _____

SUSANNE S. BARRONS NOTARY PUBLIC WILKES COUNTY, N. C.

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 500,000.00 .

_____

Mary Ann Selley
Notary Public

My Commission Expires: 3/26/94

NOTARY PUBLIC COUNTY, N.

EXHIBIT A BOOK 8733 PAGE 230

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plat for the Resubdivision of the Lowe's Home Centers Tract, as of record in Book 7900, page 368, as revised in Plat Book 7900, page 433, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Lowe's Home Centers, Inc., by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F.A., as of record in Book 8535, page 34, Register's Office for Davidson County, Tennessee.

4 6.9 6.7.

IDENTIFICATION REFERENCE!

SEP 18 1 13 PM '92

DAVIDSON COUNTY, TN

EXHIBIT B

1. 1992 Taxes, a lien not yet due and payable.

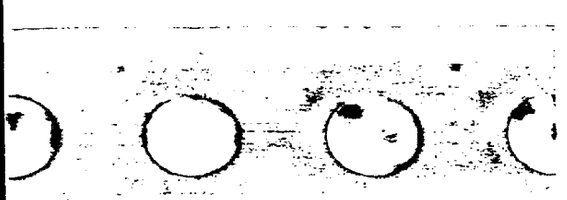
2. All matters shown on the recorded Plan of record in Book 7900, page 368, as revised in Book 7900, page 433, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 8557, page 775, Register's Office for Davidson County, Tennessee.

4. A 10 foot drainage easement granted to Davidson County, as of record in Book 4987, page 167, Register's Office for Davidson County, Tennessee.

5. Any other matters of record as they may appear.

3099 09/13 0101 03CHECK 1867.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

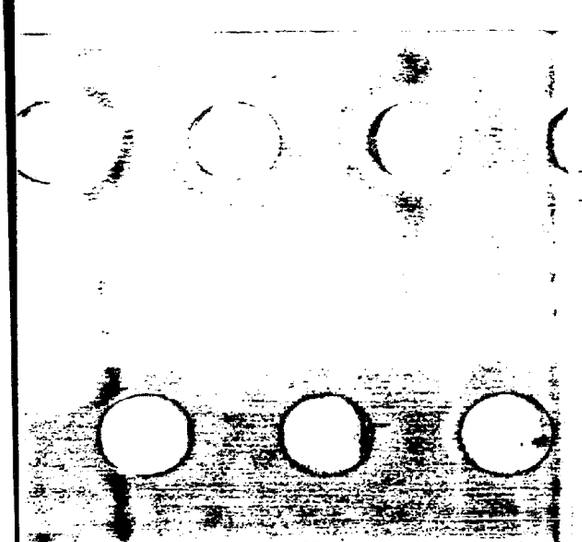
FOR _____

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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
				500000.00
				CON TX 1850.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1867.00
				CHECK 1867.00
09/18/92	01			13:14 0001 8008



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 9 6 7

IDENTIFICATION REFERENCE

SEP 18 1 13 PM '92

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 571642