Box 49

BOOK 8849 PAGE 625

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Strauss, Mr. and Mrs. Leon B. 6052 Robin Hill Road Nashville, TN 37205-3234	Same	Map 120-1 Parcel 154

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MURFREESBORO ROAD PARTNERS, a joint venture or general partnership ("Grantor") that is a debtor-in-possession in Bankruptcy Case No. 392-01855 (the "Bankruptcy Case") pending in the United States Bankruptcy Court for the Middle District of Tennessee (the Bankruptcy Court"), has bargained and sold, and hereby transfers and conveys, to LEON B. STRAUSS and wife, CHARLOTTE B. STRAUSS (collectively "Grantees"), their heirs and assigns, certain real property in the First Civil District, Nashville, Davidson County, Tennessee, described as follows:

BEING Lot No.1 on the plan of Stardust Commercial Park, Section 2, as of record in Plat Book 5200, page 454, Register's Office of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the northerly margin of Murfreesboro Pike, 615 feet, more or less, from the centerline of Jupiter Drive; thence, along Murfreesboro Pike, N 48° 49′ W 50.15 feet to an iron pin; thence, leaving said Pike, N 45° 41′ E 277.70 feet; thence N 03° 48′ E 462.90 feet to an iron pin; thence S 84° 09′ E 188.60 feet to a concrete monument; thence, S 03° 48′ W 672.56 feet; thence, N 48° 49′ W 235.53 feet; thence S 45° 41′ W 220.00 feet to the point of beginning, containing 2.90 acres, more or less.

BEING the same property conveyed to Murfreesboro Road Partners by deed from Richard Militana and wife, Diana Militana, of record in Book 7815, page 419, said Register's Office.

This is improved property known as 1210 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantees and their heirs and assigns, forever.

Said property is conveyed subject to the following matters:

1. Metro taxes for 1992, a lien, and now due and payable.

2. Lease Agreement dated September 26, 1990, by and between Murfreesboro Road Partners (as lessor) and Shells of Charlotte, Inc. (as lessee), of record in Book 8558, page 503, said Register's Office.

3. Agreement of record in Book 1733, page 358, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3827, page 776, said Register's Office.

5. Matters shown on the Plan of Stardust Commercial Park, Section 2, of record in Plat Book 5200, page 454, said Register's Office.

6. Deed of Declaration Establishing Joint Access and Common Driveway Easement of record in Book 5260, page 929, said Register's Office.

7. Common Driveway Easement Deed of record in Book 5260, page 943, said Register's Office.

8. Declaration of Restaurant Operator's License Agreement of record in Book 6467, page 940, said Register's Office, as modified by letter dated April 22, 1988, of record in Book 7549, page 329, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors to warrant and defend forever the title to said property to Grantees and their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is executed and delivered by Grantor pursuant to the authority provided by (1) that certain Agreed Order entered by the Bankruptcy Court in the Bankruptcy Case on October 29, 1992, which Agreed Order is of record in Book 8788, page 935, said Register's Office, and (2) that certain Agreed Order of Compromise and Settlement entered by the Bankruptcy Court in the Bankruptcy Case on January 22, 1993, which Agreed Order is of record in Book 8849, page 614, said Register's Office.

Whenever used herein, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 27th day of January, 1993.

MURFREESBORO ROAD PARTNERS

By: _____

Title: _____

0170268.02 01/24/93 16:58

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 569,296.21 .

Affiant

Sworn to and subscribed before me this 27th day of January, 1993.

Notary Public

My Commission Expires:

27th January 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

0195 01/27 0101 03CHECK 2119.41

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Steven L. Lefkovitz, 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/a(n) attorney of MURFREESBORO ROAD PARTNERS, a joint venture or general partnership, and is authorized by the said venture or partnership to execute this instrument on behalf thereof.

WITNESS my hand, at office, this 27th day of January, 1993.

Notary Public

My Commission Expires:

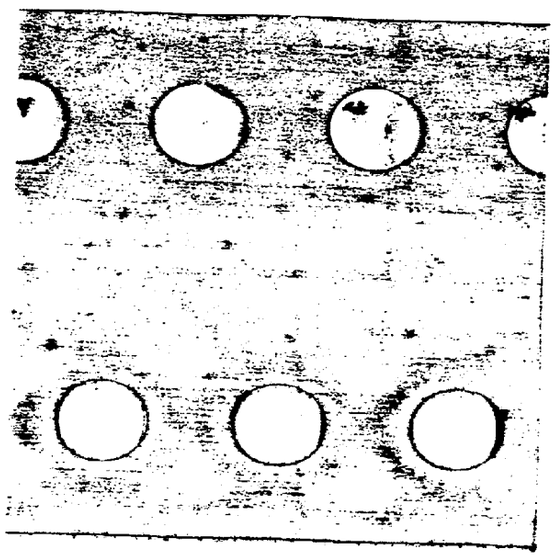
23 March 1996

6 6.5 1-2

IDENTIFICATION REFERENCE

JAN 27 11 19 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

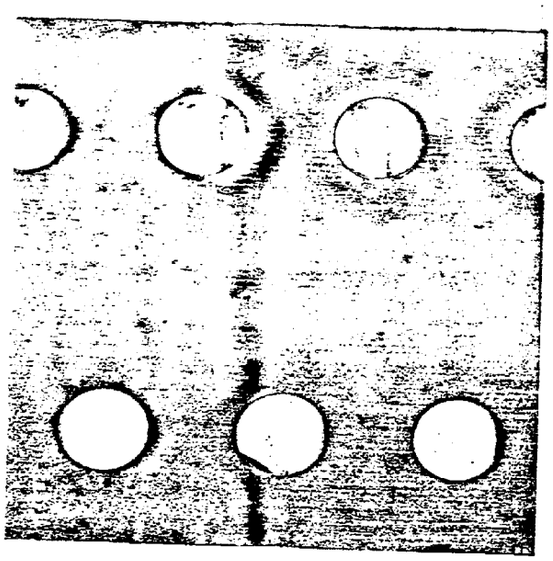
RECEIVED OF _____

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
569296.21
CON TX 2106.41
PRFEE 1.00
WDEED 12.00
TOTAL 2119.41
CHECK 2119.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/27/93 01 11:17 0001 0185

8 6 5 1 2

IDENTIFICATION REFERENCE

JAN 27 11 19 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 614890