OWNER:
Cracker Barrel Old
Country Store, Inc.
P. O. Box 787
Lebanon, TN 37088-0787

THIS INSTRUMENT PREPARED BY:

Mail
Rochelle, McCulloch & Aulds
Attorneys at Law
148 Public Square
Lebanon, TN 37087

SEND TAX BILLS TO:
Cracker Barrel Old
Country Store, Inc.
P. O. Box 787
Lebanon, TN 37088-0787

Map 97 Group 13 Parcel 26

93 AUG 16 PM 2:10
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

525117
IDENTIF. & REFERENCE

D E E D

FOR AND IN CONSIDERATION of the sum of Ten no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY MOTELS, LTD.** has this day bargained and sold and by these presents does hereby transfer and convey unto **CRACKER BARREL OLD COUNTRY STORE, INC. A TENNESSEE CORPORATION**, its successors and assigns, forever, the following tract or parcel of land, situated and lying in the 13TH Councilmanic District of Davidson County, Tennessee, bound and described as follows, to-wit:

> Property located in the 13th Councilmanic District of Nashville, Davidson County, Tennessee. Being a portion of Lot Number Two on the Plan of Section Two, Larchwood Commercial Subdivision as of record in Plat Book 5190, page 591, R.O.D. C., Tennessee. The same being Parcel (26) on County Property Map 97-13, and being more particularly described as follows:
>
> BEGINNING at a point on the northern right-of-way line of Percy Priest Drive, said point being the southwest corner of the Cracker Barrel Old Country Store, Inc. Property as of record in Deed Book 5453, page 194, R.O.D.C. Tennessee, also known as Lot Number One on the Plan of Section One Larchwood Commercial Subdivision, as of record in Plat Book 5210, page 176, R.O.D.C., Tennessee. Said point also being the southeast corner of the Music City Motel, Inc. Property as of record in Deed Book 5905, page 1, R.O.D.C. Tennessee, also known as Lot Number Two on the Plan of Section Two, Larchwood Commercial Subdivision as of record in Plat Book 5190, page 591, R.O.D.C. Tennessee; thence, following said northern right-of-way, also being the south

line said Music City Motel, Inc. Property with a curve to the right having a central angle of 01° 01′ 53", a radius of 1370.00 feet, an arc length of 24.66 feet a tangent of 12.33 feet and a chord bearing and length of South 65° 11′ 13" West 24.66 feet to a point; thence leaving said northern right-of-way and following a new line the next three calls, North 24° 17′ 51" West 141.97 feet to a point; thence North 66° 31′ 50" East 39.73 feet to a point; thence, North 31° 24′ 31" West 200.75 feet to a point, said point being on the southern right-of-way line of Interstate 40, also being the north line of said Music City Motel, Inc. Property; thence, following said southern right-of-way North 52° 52′ 15" East 54.41 feet to a point, said point being the original northeast corner of said Music City Motel, Inc. Property and the original northwest corner of said Cracker Barrel Old Country Store, Inc. Property; thence, leaving said southern right-of-way and following the original common line between aforesaid properties South 17° 17′ 56" East 355.11 feet to the point of beginning.

Containing 10,538 square feet or 0.24 acres.

Being part of the same property conveyed to Music City Motels, Ltd. by deed from American Capital Enterprises, Inc., dated June 22, 1982, of record in Book 5905, page 1, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **Cracker Barrel Old Country Store, Inc., a Tennessee Corporation** its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with said 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.

This conveyance is made subject to any restrictions of record in Book 5834, Page 171, and all visible easement for sewers of record at Book 5569, Page 99, and any and all matters shown on the plat of record at Book 5190, page 591, said Register's Office.

POSSESSION to be given upon recordation of this deed.

Property taxes for the year 1993 shall be prorated as of the date of this deed. Property taxes for 1992 shall be paid by the Grantor.

IN WITNESS WHEREOF, Grantor has executed or caused this Instrument to be executed by its duly authorized representative as of date first above written this 2nd day of March, 1993.

MUSIC CITY MOTELS, LTD.

BY: Kenneth M. Seaton

ITS: General Partner

STATE OF TENNESSEE)
)
COUNTY OF Sevier)

Personally appeared before me, the undersigned authority, a notary public of the state and county aforesaid, Kenneth M. Seaton, 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 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 2nd day of March, 19 93.

Glenn S. Byrn
Notary Public

My commission expires: 1-23-95

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

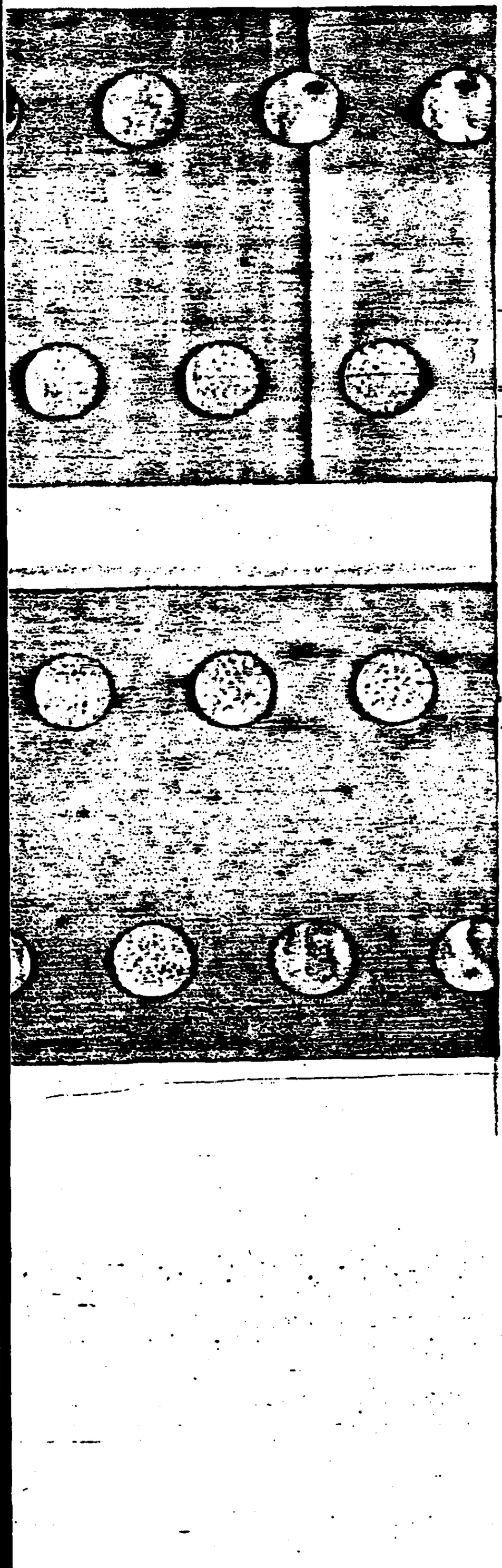
Affiant

Sworn to and subscribed to before me, this the 26th day of March, 1993.

Notary Public

My commission expires: 6/12/93

0246 08/16 0101 03CHECK 105.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9048 PAGE 570

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/16/93 0001 0246

52517
IDENTIF: 4 REFERENCE

93 AUG 16 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 686581