BOOK 9296 PG 768

238156

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southern Hospitality Corporation P.O. Box 48 Nashville, Tennessee 37202	Same	Part of 163-338

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, HICKORY HOLLOW ASSOCIATES, a Tennessee general partnership composed of Cousins Real Estate Corporation and American General Realty Investment Corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto SOUTHERN HOSPITALITY CORPORATION, a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is unimproved property known as Lot 1 of the Resubdivision of Lot 1, Section One, The Crossings at Hickory Hollow, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 31st day of March, 1994.

HICKORY HOLLOW ASSOCIATES

BY: Cousins Real Estate Corporation
Partner

By: Mark B. Riley
Title: Vice Pres.

BY: American General Realty Investment Corporation, Partner

By: James Kyser Jr.
Title: Vice President

APPROVED
AS TO CONTRACT COMPLIANCE
PER SPM NO. 132
LAW DEPARTMENT
AGC
CONTROL NO. 94-503
DATE 3-31-94
SIGNED:

STATE OF Georgia)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public, Mark B. Riley, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Cousins Real Estate Corporation, a corporation that is a partner of Hickory Hollow Associates, a general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 30th day of March, 1994.

Barbara A. Allen
Notary Public

NOTARY PUBLIC

My Commission Expires:
Notary Public, Cobb County, Georgia
My Commission Expires April 16, 1995

BOOK 9296 PG 770

STATE OF Texas)

COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public, [illegible] Kupstas, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of American General Realty Investment Corporation, a corporation that is a partner of Hickory Hollow Associates, a general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 29th day of March, 1994.

Notary Public

My Commission Expires:

[illegible] Reed
Notary Public, State of Texas
My Commission Expires
MAY 6, 1996

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $268,000.

Affiant

Subscribed and sworn to before me, this 31st day of March, 1994.

Notary Public

My Commission Expires:
September 24, 1994

MICHAEL S. PEEK
NOTARY PUBLIC
AT
LARGE

BOOK 9296PG771

EXHIBIT A

Lot 1 on the Plat of the Resubdivision of Lot 1, Section One, The Crossings at Hickory Hollow, of record in Book 7900, page 698, Register's Office for Davidson County, Tennessee.

The source of this description is the above referenced plat.

Being part of the same real property conveyed by deed of record in Book 7088, page 411, Register's Office for Davidson County, Tennessee.

8516 03/31 0101 03CHECK 1012.60

94 MAR 31 PM 2:48

REGISTER
DAVIDSON COUNTY, TN.

33941

IDENTIFICATION REFERENCE

EXHIBIT B

1. Taxes for 1994 and thereafter, a lien, but not yet due and payable.

2. All matters shown on the plat of record in Book 7900, page 698, said Register's Office.

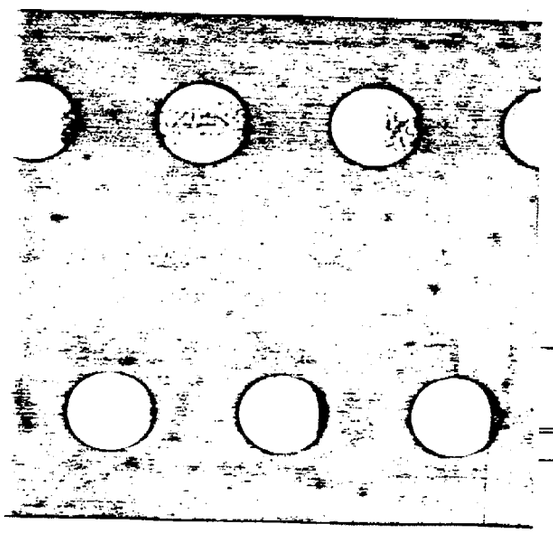
3. Deeds to Metropolitan Government of Nashville and Davidson County of record concerning the Water and Sewer Systems serving Hickory Hollow Mall area as follows:

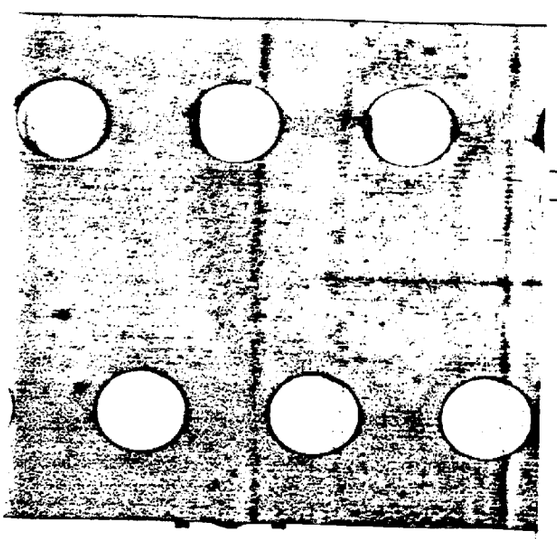
Book 5204, page 63, Book 5206, page 686, Book 5369, page 346, Book 5387, page 847, Book 5387, page 852, Book 5387, page 857, Book 5387, page 872, Book 5387, page 877, Book 5387, page 882, Book 5387, page 887, Book 5387, page 892 and Book 7306, page 135, said Register's Office.

4. Restrictions as contained in Book 5125, page 769, as amended in Book 5189, page 947, Book 5337, page 933, Book 5441, page 968, Book 5792, page 491, Book 5951, page 26, Book 6011, page 163, and Book 6095, page 948, as amended by Agreement concerning said restrictions in Book 6321, page 311, said Register's Office.

5. Easements given to Metropolitan Government of Nashville and Davidson County through the Electric Power Board recorded in Book 6025, page 813, said Register's Office, for overhead power line with right to enter and right to clear, etc., as more particularly described in said instrument, as to the south 25 feet.

6. Declaration of Easements and Restrictive Covenants of record in Book 9296, page 761, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9296 PG 773

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 268000.00
CON TX 991.60
PRFEE 1.00
WDEED 20.00
TOTAL 1012.60
CHECK 1012.60

03/31/94 01 14:49 0001 8516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33941
IDENTIFICATION REFERENCE

94 MAR 31 PM 2:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 773792