BOOK 9380 PAGE 555

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This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

61793
IDENTIF. ↑ REFERENCE

94 JUN 16 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $168,240.00.

Affiant

Subscribed and sworn to before me this 16th day of June, 1994.

Notary Public

My commission expires:

THOMAS C. SCOTT
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE
My Commission Expires NOV. 20, 1996

SPECIAL WARRANTY DEED

Address New Owner:	Send tax bills to:	Map & Parcel No.
Hermitage House Smorgasbord, Inc. PO Box 564 Hermitage, TN. 37076	NEW OWNER	Map 85 Parcel 55 (Part) 6893 06/16 0101 03CHECK 635.49

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mathews Partners, Inc.**, a corporation (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **Hermitage House Smorgasbord, Inc.** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the easterly margin of Jackson Downs Boulevard, south of

Lebanon Pike (U.S. Highway 70, State Route No. 24), being Lot No. 3 as shown on the First Revision, Tract 3, Jackson Downs, as of record in Book 8250, Page 296, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mathews Partners, Inc. by Deed from RCM Interests, L.P. a Tennessee limited partnership, by deed of record in Book 9345, Page 535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 1994 which are a lien, but not yet due and payable.

2. NES Overhang Easement reserved in instrument recorded in Book 5848, page 105, said Register's Office.

3. Matters disclosed on the Plat of record in Book 8250, page 296, Register's Office for Davidson County, Tennessee.

4. Twenty-five foot wide drainage easement of record in Book 9345, page 535, modified to be a ten foot public utility and drainage easement by the Plat of record in Book 8250, page 296, Register's Office for Davidson County, Tennessee.

5. Grantor agrees that Grantor will restrict the use of the adjacent property fronting two hundred fifty (250) feet on Lebanon Road to prohibit the sale of gasoline or gasloine products. This restriction shall terminate one hundred (100) years from the date of recording this deed.

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, its successors and assigns forever.

AND THE GRANTOR does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

WITNESS the execution of Grantor this the 16th day of June, 1994.

MATHEWS PARTNERS, INC.

By: Robert C H Mathews
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert C.H. Mathews Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President authorized to execute this instrument of **MATHEWS PARTNERS, INC.**, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

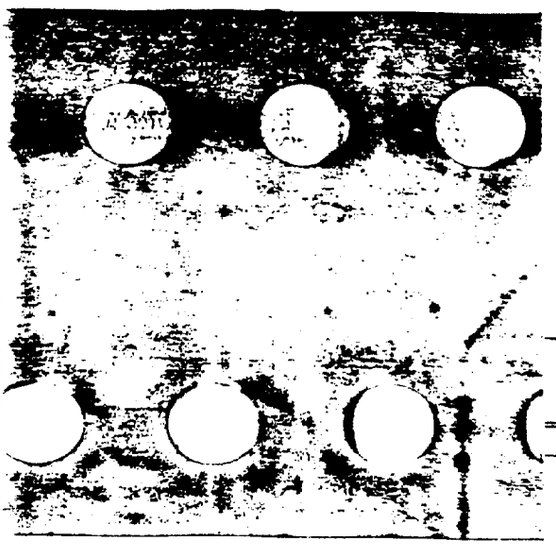
WITNESS my hand and official seal at office on this the 16th day of June, 1994.

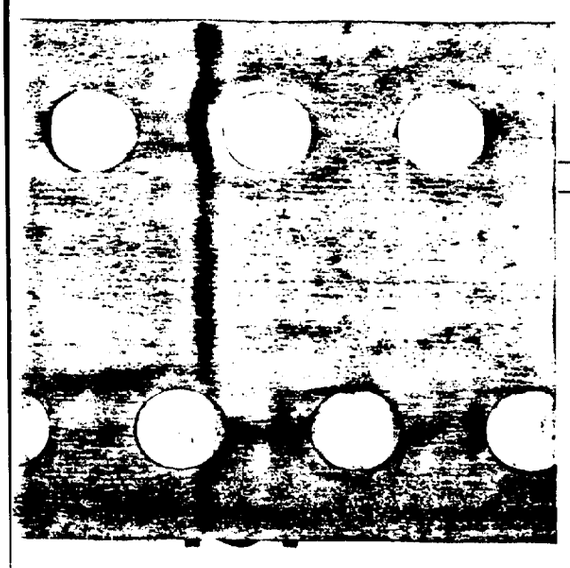
Notary Public

THOMAS D. SCOTT
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires:

My Commission Expires NOV. 20, 1996





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

RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 558

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
168240.00
CON TX 622.49
PRFEE 1.00
WDEED 12.00
TOTAL 635.49
CHECK 635.49
06/16/94 01 15:48 0001 6893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61793
IDENTIF. ↑ REFERENCE

94 JUN 16 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803632