66975

CENTRAL REFERENCE

PICK-UP

94 JUL -1 PM 1:09

FELIX DAVIDSON COUNTY REGISTER TN.

This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Randolph M. LaGasse 1710 Hayes Street Nashville, Tennessee 37203	Same	Davidson Co.: 171-150; Williamson Co.: 11A-D-12

SPECIAL WARRANTY DEED

BOOK 9395 PAGE 162

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WALTER'S OF BRENTWOOD, LTD., a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto RANDOLPH M. LAGASSE and wife, JANICE LAGASSE (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, and their heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantees, their heirs and assigns, against the lawful claims of arising through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 1st day of July, 1994.

WALTER'S OF BRENTWOOD, LTD.

By: W. Gerald Ezell
W. Gerald Ezell, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LISA E. PEERMAN, a Notary Public of said county and state, W. Gerald Ezell, 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 Walter's of Brentwood, Ltd., 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 1st day of July, 1994.

Lisa E Peerman
Notary Public

My Commission Expires: 5-25-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 1994.

Lisa E. Peerman
Notary Public

My Commission Expires: 5-25-96

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

EXHIBIT A

A tract of land in the First Civil District of Davidson County and the Fifteenth Civil District of Williamson County, Tennessee, being Lot No. 6 of a Resubdivision of Tract Two Maryland Farms East Park, as of record in Book 5200, page 660, Register's Office for Davidson County, Tennessee and in Plat Book 20, page 2, Register's Office for Williamson County, Tennessee, and also shown as a portion of Tract No. Two on and the Plan of Maryland Farms East Park, of record in Plat Book 8, page 107, Register's Office for Williamson County, Tennessee, and being more particularly described as follows:

Beginning in Davidson County at a point in the southerly margin of Old Hickory Boulevard, as widened, said point being 90' southwest of the original centerline of Old Hickory Boulevard, and S 88° 19' 23" E, 45.6 feet from the centerline extended of South Hillview Drive; thence with said widened road margin, of record in Plat Book 5200, page 480, Register's Office for Davidson County, Tennessee, S 88° 19' 23" E, 267.05 feet to a point; thence leaving said margin of road, S 3 deg. 31 min. 18" W, crossing the Davidson-Williamson County Line into Williamson County at 213.73 feet and continuing on, in all 364.38 feet to a point; thence N 86° 28' 42" W, 195.00 feet to a point in the easterly margin of proposed East Park Drive; thence with said easterly margin of proposed East Park Drive, N 3° 31' 18" E, 23.71 feet to a point; northwesterly with a curve to the left crossing the Davidson-Williamson County Line into Davidson County at 130.02 feet and continuing on, in all 210.02 feet to a point, said curve having a central angle of 25° 25' 22" and a radius of 473.32' N 21° 54' 04" W, 50.00 feet to a point; northwesterly with a curve to the right, 70.07 feet to a point, said curve having a central angle of 19° 09' 24" and a radius of 209.57'; northeasterly with a curve to the right, 24.72 feet to the point of beginning, said curve having a central angle of 94° 25' 17" and a radius of 15.00 feet.

Containing 1.901 acres, more or less, being divided as follows: 1.206 acres, more or less, in Davidson County, and 0.695 acre more or less, Williamson County.

Being property conveyed to Walter's of Brentwood, Ltd., by deed form Thoroughbred, Inc. of record in Book 463, page 595, Register's Office for Williamson County, Tennessee, and of record in Book 6185, page 303, Register's Office for Davidson County, Tennessee.

EXHIBIT B

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

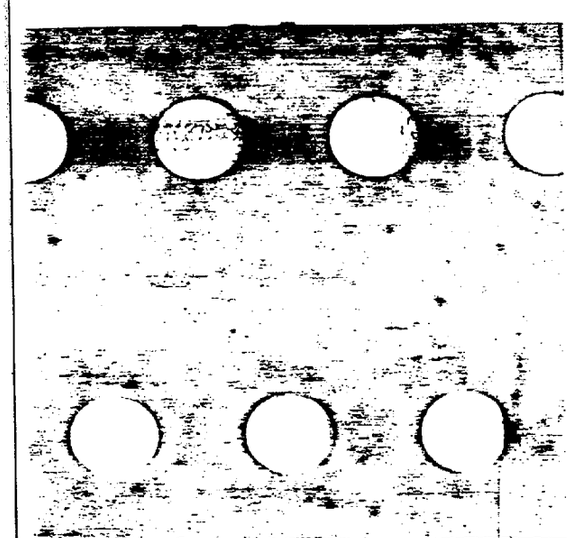
2. All matters shown on the Plat of record in Book 5200, page 660, Register's Office for Davidson County, Tennessee, and Plat Book 8, page 107 and Plat Book 20, page 2, Register's Office for Williamson County, Tennessee.

3. Restrictive Covenants of record in Book 5340, page 796, Book 6124, page 957, and Book 6185, page 274, Register's Office for Davidson County, Tennessee, and Book 322, page 921, Book 454, page 55, and Book 463, page 566, Register's Office for Williamson County, Tennessee.

4. Easement for ingress & egress as set out in Book 664, page 380, Register's Office for Williamson County, Tennessee.

5. Lease dated November 23, 1988, between Walter's of Brentwood, Ltd., a Tennessee partnership, and O'Charley's Inc., a Tennessee corporation, of record in Book 7768, page 785, Register's Office for Davidson County, Tennessee, and in Book 774, page 622, Register's Office for Williamson County, Tennessee; and Addendum to Lease of record in Book 7768, page 795, Register's Office for Davidson County, Tennessee, and in Book 774, page 632, Register's Office for Williamson County, Tennessee.

2560 07/01 0101 03CHECK 4827.00



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

RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 166

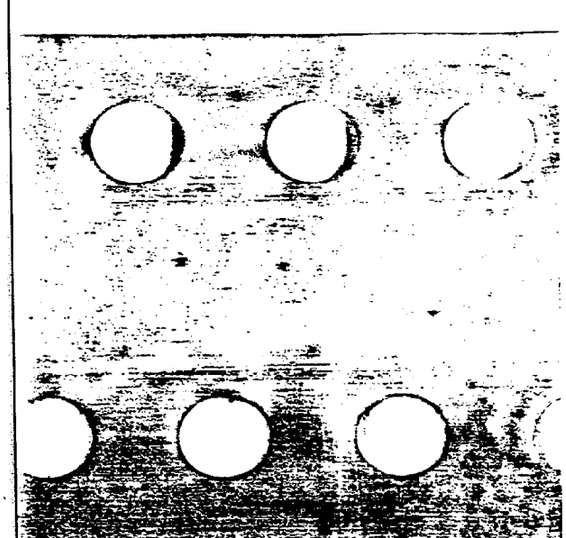
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1300000.00
CON TX 4810.00
PRFEE 1.00
WDEED 16.00
TOTAL 4827.00
CHECK 4827.00

07/01/94 01 13:09 0001 2560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



66975
IDENTIF. # REFERENCE

94 JUL -1 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 809219