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[illegible] REGISTER
DAVIDSON COUNTY, TN.

44

BOOK 9415 PAGE 625

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 100.00

Laura A. McRedmond
Affiant

Subscribed and sworn to before me this 12th day of July, 1994.

Julia C. Hunt
Notary Public

My Commission expires: 7-26-97

This instrument prepared by:

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
P. O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Fiddler's Inn, Inc. 2607 Crump Drive Nashville, TN 37214	SAME	Part of Map 62, Parcel 34

SPECIAL WARRANTY DEED

0070 07/22 0101 03CHECK 17.37

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, FACTORY STORES OF AMERICA, INC., a Delaware Corporation ("Grantor"), has bargained and sold and by these presents does transfer and convey unto FIDDLER'S INN, INC., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is unimproved property, located on McGavock Pike, Nashville, Tennessee 37214.

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

JUL 11'94 15:50 FR MOORE-VAN ALLEN PLLC 704 331 1159 P.02

THIS CONVEYANCE IS SUBJECT to taxes for the current year and subsequent years and all matters of record affecting the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and 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 Grantor, but no further or otherwise.

WITNESS my hand this 11th day of July, 1994.

GRANTOR:

FACTORY STORES OF AMERICA, INC.,
a Delaware Corporation

By: _____

Name: DAVID A. HODSON

Title: PRESIDENT

STATE OF North Carolina
COUNTY OF Johnston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Hodson, President, 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 President & CEO 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 11th day of July, 1994.

Phyllis L. Strickland
Notary Public

My Commission Expires: 9-15-94

PHYLLIS L. STRICKLAND
Notary Public
Johnston County N.C.
My Comm. Exp. 9-15-94

0018417.01

LEGIBILITY OF WRITINGS, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

JUL 11'94 15:51 FR MOORE-VAN ALLEN PLLC 704 331 1159 P.03

EXHIBIT A

Legal Description

TRACT I:

A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being more particularly described, according to an office survey by Ragan Smith Associates, Inc., dated July 7, 1994, Issue No. 1 dated July 13, 1994, Job No. 90-049-4513 (being shown thereon as Phase II of Lot 2), as follows:

Beginning at a point in the easterly property line of the Gleaves Farm Ltd. property as recorded in Book 6849, Page 546, R.O.D.C., Tennessee; said point being N 10° 04' 58" E, 370.49 feet from the northerly right-of-way of McGavock Pike along said Gleaves property and proceeding as follows:

1. With the easterly line of the Gleaves Farm Ltd. tract, N 10° 57' 08" E, 772.0 feet to a point; thence,
2. Leaving said easterly line, S 41° 38' 30" E, 97.50 feet to a point; thence,
3. S 04° 02' 18" E, 22.93 feet to a point; thence,
4. S 48° 32' 36" E, 23.23 feet to a point; thence,
5. With a curve to the right having a radius of 213.37 feet a distance of 98.23 feet; said curve having a chord bearing and distance of S 35° 21' 17" E, 97.36 feet to a point; thence,
6. S 22° 09' 59" E, 17.71 feet to a point; thence,
7. With a curve to the right having a radius of 994.94 feet a distance of 130.06 feet; said curve having a chord bearing and distance of S 18° 25' 17" E, 129.97 feet; thence,
8. S 3° 26' 49" E, 57.23 feet to a point; thence,
9. S 10° 51' 26" E, 347.63 feet to a point; thence,
10. With a curve to the right having a radius of 293.29 feet a distance of 88.99 feet to a point; said curve having a chord bearing and distance of S 2° 09' 53" E, 88.65 feet; thence,
11. N 82° 50' 55" W, 411.50 feet to the point of beginning and containing 201,806 square feet or 4.63 acres, more or less.

TRACT II:

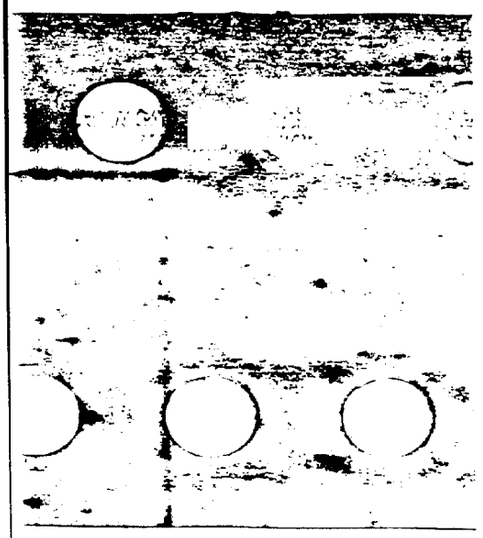
A tract of land in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, being more particularly described, according to an office survey by Ragan Smith Associates, Inc., dated July 7, 1994, Issue No. 1 dated July 13, 1994, Job No. 90-049-4513 (being shown thereon as a portion of Phase I of Lot 2), as follows:

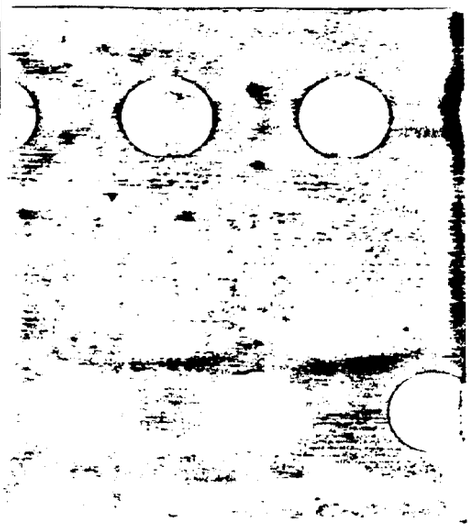
Beginning at a point in the southwest corner of the Factory Stores of America, Inc. property, as recorded in Book 9197, Page 283, R.O.D.C., Tennessee (said point also being the northwest corner of a 3.31 acre tract, as shown on a survey entitled "ALTA/ACSM Land Title Survey for Music Valley Partners Limited Partnership, Bank One, Dayton, N.A., Chicago Title Insurance Company, HCM Opryland, Inc., Music Valley Acres, Inc., and Old Republic National Title Insurance Company," by Ragan Smith Associates, Inc., updated December 20, 1993, Job No. 90-049, Work Order 3426, certified by John O. Spry, Registered Land Surveyor, Tennessee No. 727), said point being North 10 degrees, 4 minutes, 58 seconds East, 340.45 feet from a point in the North right-of-way of McGavock Pike, said point also lying in the easterly line of the Gleaves Farm Ltd. property, of record in Book 6849, Page 546, R.O.D.C., Tennessee; thence,

1. Continuing with the Gleaves Farm Ltd. tract, N 10° 04' 58" E, 30.04 feet to a point; said point being the southwest corner of a Lot 2, Phase II, as shown on said office survey; thence,
2. Leaving Gleaves' line, S 82° 50' 55" E, 431.01 feet to a point adjacent to and behind a concrete curb; said curb being in the westerly curb line of a drive serving the Factory Stores of America Outlet Center; thence,
3. Along the back of said curb line, S 00° 52' 30" W, 176.75 feet to a point in the back of said curb line; thence,
4. Continuing with the back of said curb line, S 10° 33' 02" W, 142.35 feet to a point; thence,
5. Continuing with said back of curb, S 15° 38' 45" W, 52.79 feet to a point in the north right-of-way of McGavock Pike; thence,
6. Leaving the curb and with the right-of-way of McGavock Pike, N 82° 50' 55" W, 18.58 feet to a point; said point being the southeast corner of the 3.31 acre tract; thence,
7. With said easterly line of said tract, N 6° 31' 39" E, 340.02 feet to a point; said point being the northeast corner of the 3.31-acre tract; thence,
8. N 82° 50' 55" W, 413.36 feet to the point of beginning and containing 23,057 square feet or 0.529 acres, more or less.

(The southern boundary line of Tract I, as described above, lies adjacent to the northern boundary line of Tract II, as described above.)

Tracts I and II being part of the same property conveyed to Factory Stores of America, Inc., by deed from Music Valley Partners Limited Partnership, of record in Book 9197, Page 283, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9415 PAGE 629

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 100.00
CON TX 0.37
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
WDEED 16.00
TOTAL 17.37
CHECK 17.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

94 JUL 22 PM 2:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 816640