BOOK 9811 PG 276

44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

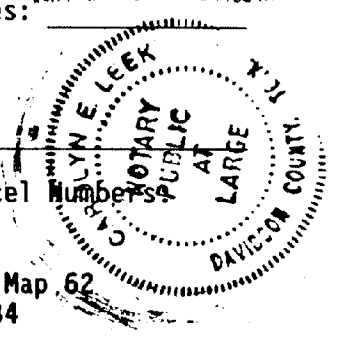
The actual consideration or value, whichever is greater, for this transfer is $ 5.00 .

Affiant

Subscribed and sworn to before me this 28 day of September, 1995.

Notary Public

My Commission expires: My Commission Expires MAR. 27, 1999



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

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, that 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 near McGavock Pike, Nashville, Tennessee 37214.

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 our hand this 26th day of September, 1995.

GRANTOR:

FACTORY STORES OF AMERICA, INC.,
a Delaware corporation

By: _____

Name: J. Dixon Fleming, Jr.

Title: Chairman and CEO

STATE OF North Carolina)
COUNTY OF Johnston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Dixon Fleming, Jr., 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 Chairman and 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 26th day of September, 1995.

_____
Notary Public

My Commission Expires: 2/2/98

WENDY H. HOWARD
NOTARY
PUBLIC
JOHNSTON CO., N.C.

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being a portion of Lot 2 on the Plat of Music City Outlet Center, Re-Subdivision of Lot 1, of record in Book 9700, page 21, Register's Office for Davidson County, Tennessee, and being more particularly described, according to a survey by Ragan-Smith-Associates, Inc., George E. Daniels (TN R.L.S. No. 737), dated June 22, 1995, as follows:

Commencing at a point in the northerly right-of-way line of McGavock Pike, said point being the southeasterly corner of Gleaves Farm, Ltd., of record in Book 6849, Page 546, Register's Office for Davidson County, Tennessee, and the southwesterly corner of Music City Outlet Center, Re-Subdivision of Lot 1, of record in Book 9700, page 21, Register's office for Davidson County, Tennessee; thence,

Leaving the right-of-way line of McGavock Pike with the common line of said Gleaves Farm, Ltd., and Music City Outlet Center, N 10°04'58" E, 378.80 feet and N 10°57'08" E, 772.00 feet to the point of BEGINNING; thence,

1. Leaving said common line with a line severing said Music City Outlet Center property, S 79°02'51" E, 102.76 feet to the back of the curb of a private road serving said Music City Outlet Center; thence,

2. With the back of said curve, S 38°46'19" E, 131.29 feet; thence,

3. Continuing with a 335.00 foot radius curve to the right a distance of 211.42 feet, said curve having a chord bearing and distance of S 20°41'32" E, 207.93 feet; thence,

4. S 02°36'44" E, 503.90 feet; thence,

5. Leaving the back of said curve, N 82°50'55" W, 19.52 feet to the southeasterly corner of a Conservation Easement of record in Book 9415, page 630, Register's Office for Davidson County, Tennessee; thence

6. With the easterly line of said Conversation Easement in a northerly direction with a 293.29 foot radius curve to the left a distance of 88.99 feet, said curve having a chord bearing and distance of N 02°09'53" W, 88.65 feet; thence.

7. N 10°51'26" W, 347.63 feet; thence,

8. N 03°26'49" W, 57.23 feet; thence,

9. With a non-tangent 994.94 foot radius curve to the left a distance of 130.06 feet, said curve having a chord bearing and distance of N 18°25'17" W, 129.97 feet; thence,

10. N 22°09'59" W, 17.71 feet; thence,

Legal Description continued:

11. Continuing with a 213.37 foot radius curve to the left a distance of 98.23 feet, said curve having a chord bearing and distance of N 35°21'17" W, 97.36 feet; thence,

12. N 48°32'36" W, 23.23 feet; thence,

13. N 04°02'18" W, 22.93 feet; thence,

14. N 41°38'30" W, 97.50 feet to the POINT OF BEGINNING, containing 46,983 square feet or 1.079 acres, more or less.

Being a portion 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.

0106603

IDENTIF. & REFERENCE

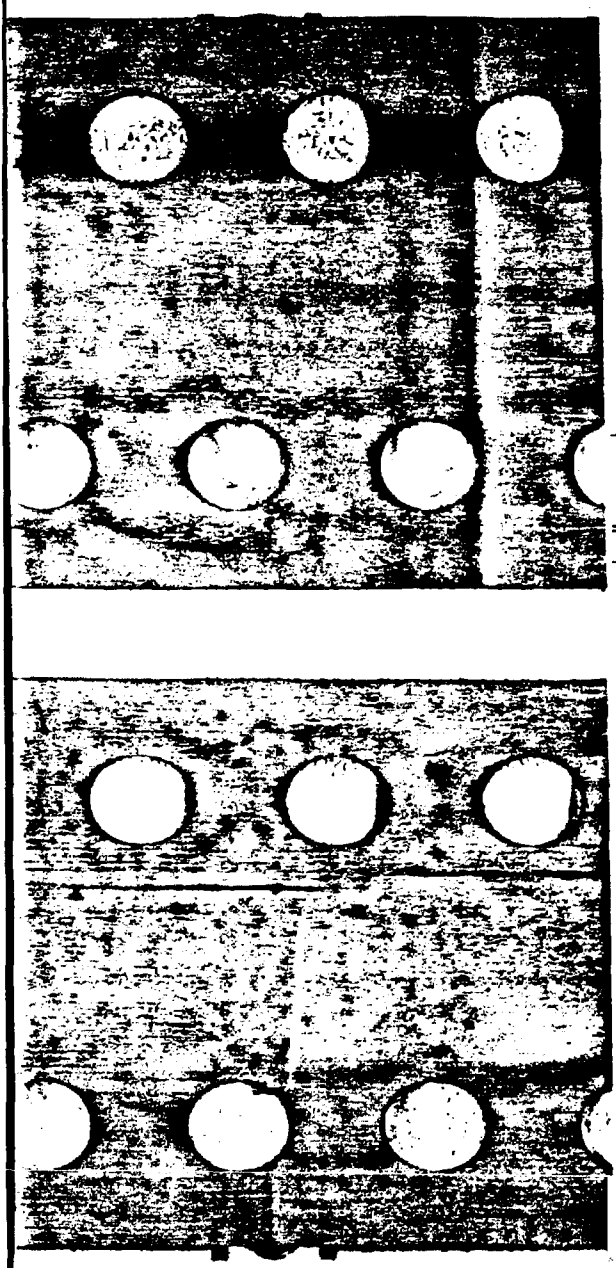
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FELIX Z. ALSOBROOKS
DAVIDSON COUNTY, TN.

0817 09/29 0101 03CHECK 4

35.50

0039673.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9811 PG 280

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 5000.00
CON TX 18.50
PRFEE 1.00
MOFEE 16.00
TOTAL 35.50
CHECK 35.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/95 01 15:37 0001 0817

0106603
IDENTIF. ← REFERENCE

95 SEP 29 PM 3:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959618