BOOK 9869 PG 381

# SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Streich Lang, P.A.
Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004

* When recorded, return to:
Maggie Craft,
FFCA Acquisition Corporation
17207 North Perimeter
Scottsdale, Arizona 85255

ADDRESS NEW OWNER(S) AS FOLLOWS:
FFCA Acquisition Corporation
17207 North Perimeter Drive
Scottsdale, Arizona 85255
Attn: Maggie Craft

STATE OF ARIZONA
COUNTY OF MARICOPA
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF NOVEMBER, 1995

NOTARY PUBLIC Virginia Faulk
MY COMMISSION EXPIRES 6/6/99

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SEND TAX BILLS TO:

FFCA Acquisition Corporation
Attention: Maggie Craft
17207 North Perimeter Drive
Scottsdale, Arizona 85255

MAP & PARCEL NUMBERS:

108- 1-64

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE/I,

GREAT WESTERN CAPITAL CORPORATION, a California corporation,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FFCA ACQUISITION CORPORATION, A Delaware corporation,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 THIS REFERENCE, TOGETHER WITH ALL INTERESTS, PRIVILEGES AND EASEMENTS APPURTENANT THERETO AND ANY AND ALL IMPROVEMENTS NOW AND HEREAFTER LOCATED THEREON. (THE "PROPERTY").

GRANTOR FOREVER WARRANTS TITLE TO THE PROPERTY, SUBJECT ONLY TO MATTERS OF RECORD AND THAT CERTAIN LEASE SPECIFICALLY DESCRIBED ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF, AGAINST ITS OWN ACTS, BUT NOT THE ACTS OF ANY OTHERS. GRANTEE IS ACQUIRING TITLE TO THE PROPERTY SUBJECT TO ANY DISCREPANCY BETWEEN THE LEGAL DESCRIPTION SET FORTH ON EXHIBIT "A" AND THE LEGAL DESCRIPTION SET FORTH IN THE CONVEYANCE INSTRUMENT BY WHICH GRANTOR ACQUIRED TITLE TO THE PROPERTY, AND TO THE EXTENT ANY SUCH DISCREPANCY MAY EXIST, GRANTOR MAKES NO WARRANTY OF TITLE WITH RESPECT THERETO.

This is improved [X] property known as: 551 Donelson Pike
Nashville, TN 37214

FFCA (8000-4030)/21

CWP.243.FFCA.GRWESTRN.P9510-21.DED

29936

STATE OF TENNESSEE
RECEIVED FOR RECORD
1995 DEC 27 PM 3:55
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

0126159

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS his hand(s) this 21st day of November, 1995

GRANTOR:

GREAT WESTERN CAPITAL CORPORATION,
a California Corporation

By: _____
R.T. Roades
Senior Vice President

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. T. Roades with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his/her/their oaths acknowledged him to be the Senior Vice President of Great Western Capital Corporation the within named bargainor, a corporation, and that R. T. Roades as such Senior Vice President being authorized to do so, executed the foregoing instrument for the purposes there in by signing the name of the corporation by the said R. T. Roades as such Senior Vice President.

Witness my hand and official seal at Phoenix, Arizona on this the 21st day of November, 1995.

My Commission Expires 6/6/99

_____
Notary Public

OFFICIAL SEAL
MARJORIE FIELD
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires June 6, 1999

EXHIBIT "A"

Legal Description

BEING a certain tract of land located at 551 Donelson Pike in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 3, of the Resubdivision of a part of Revised Lot 2 of Donelson Village, of record in Book 5190, page 582, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument (old), said monument being the northwest corner of the herein described property, in the East right-of-way of Donelson Pike, and in the line of McDonalds Corp. as evidenced in Book 6477, page 900, Register's Office for Davidson County, Tennessee.

THENCE with the line of McDonalds Corp. and then the Miller Kimbrough Jr., Trustee Property as evidenced in Book 6262, page 714, Register's Office for Davidson County, Tennessee South 81° 39' 05" East, 224.00 feet to an iron pin (old), said pin being a corner to William Smith as evidenced in Book 4472, page 214, Register's Office for Davidson County, Tennessee;

THENCE with the line of Smith for the next 2 calls: 1) South 08° 20' 58" West, 130.00 feet to an iron pin (new); and 2) North 81° 12' 29" West, 224.36 feet to an iron pin (new), said pin being in the East right-of-way of Donelson Pike and being the beginning of a curve to the right, said curve having a central angle of 01° 35' 10", a radius of 1,672.56 feet, an arc length of 46.27 feet, and a chord of North 07° 59' 56" East, 46.27 feet;

THENCE with said right-of-way, along the arc of the above described curve, 46.27 feet to an iron pin (old);

THENCE with said right-of-way North 08° 47' 31" East, 83.73 feet to the point of beginning and containing 29,175 square feet or 0.670 acres, more or less.

Being the same property conveyed to Great Western Capital Corporation, by Deed of Record in Book 7380, page 49, Register's Office for Davidson County, Tennessee.

EXHIBIT B



Lease:

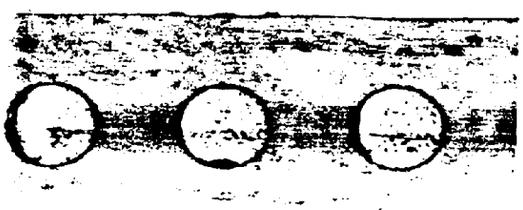
Lessee Name: Southern Hospitality Corporation, a Tennessee corporation

Landlord Name: Wenequity Limited Partnership, an Ohio limited partnership

Date of Lease: January 4, 1982

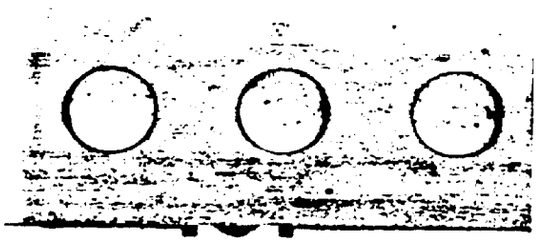
13444 11/27 0101 03CHECK 2498.00

CMP.243.FFCA.GRWESTRN.F9510-21.DED









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

RECEIVED OF _____

FOR _____

BOOK 9869 PG 385

| | | |
|---|---|---|
| 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 670000.00
CON TX 2479.00
PRFEE 1.00
WDEED 16.00
TOTAL 2496.00
CHECK 2496.00

11/27/95 01 15:55 0001 1844

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0126159
IDENTIFICATION REFERENCE

95 NOV 27 PM 3:55
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 980372