BOOK 9869 PG 391

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 $465,000

AFFIANT

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

NOTARY PUBLIC Lori J. Schleier
MY COMMISSION EXPIRES 6/17/96

Jake

++

SEND TAX BILLS TO:

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

MAP & PARCEL NUMBERS:

60-4-34.01

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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: 3131 Dickerson Pike
Nashville, TN 37202

FFCA (8000-4032)/23

CWP.243.FFCA.GRWESTRN.P9510-23.DED

29735

0126161
IDENTIFICATION REFERENCE
DAVIDSON COUNTY TN
95 NOV 27 PM 3:56

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
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 _____

Lori J. Schleier
Notary Public

OFFICIAL SEAL
LORI J. SCHLEIER
Notary Public-State of Arizona
MARICOPA COUNTY
My Comm. Exp. June 17, 1996

EXHIBIT "A"

Legal Description

BEING a certain tract of land located at 3131 Dickerson Pike in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

BEGINNING at a P.K. Nail (new), said nail being the northwest corner of the herein described tract, in the East right-of-way of Dickerson Pike and in the South right-of-way of Maplewood Lane;

THENCE with said right-of-way of Maplewood Lane South 83° 26′ 00" East, 149.77 feet to an iron pin (new);

THENCE with said right-of-way and then the line of Sharad M. Patel as evidenced in Book 8837, Page 84, Register's Office for Davidson County, Tennessee South 05° 37′ 46" West, passing a concrete monument (old) at 9.48 feet, in all 161.50 feet to an iron pin (old), said pin being in the line of Oliver Dale as evidenced in Book 4421, page 44, Register's Office for Davidson County, Tennessee;

THENCE with the line of Dale North 83° 26′ 00" West, 149.77 feet to a concrete monument (old), said monument being in the East right-of-way of Dickerson Pike;

THENCE with said right-of-way North 05° 37′ 46" East, 161.50 feet to the point of beginning and containing 24,184 square feet or 0.555 acres, more or less.

Being the same property conveyed to Great Western Capital Corporation, by Deed of Record in Book 7380, page 31, Register's Office for Davidson County, Tennessee.

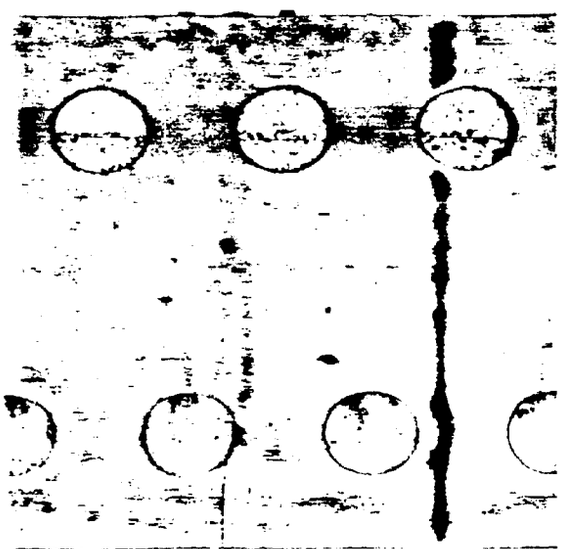
FFCA #: 8000-4032
STORE #: 23
Address: 3131 Dickerson Pike
Nashville, Tennessee
A1 through A1
JCJ\E:\WORK\LEGAL.DES\09510-23.EX

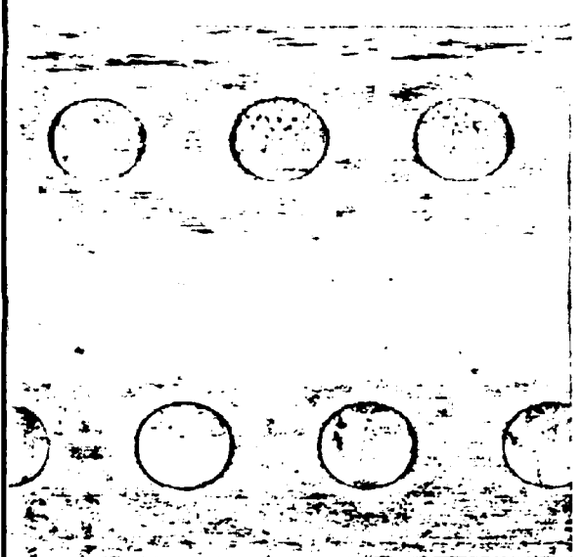
EXHIBIT "B"

Lease:

Lessee Name:	SOUTHERN HOSPITALITY CORPORATION, a Tennessee corporation
Landlord Name:	WENEQUITY, INC., an Ohio corporation
Date of Lease:	April 19, 1983

1946 11/27 0101 03CHECK 1737.50





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

RECEIVED OF _____

FOR _____

BOOK 9869 PG 395

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	
	465000.00
CON TX	1720.50
PRFEE	1.00
WDEED	16.00
TOTAL	1737.50
CHECK	1737.50

11/27/95 01 15:56 0001 1846

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126161
IDENTIFICATION REFERENCE

95 NOV 27 PM 3:56
DAVIDSON COUNTY, TN.

No. 980374