BOOK 9910PG719

THIS INSTRUMENT PREPARED BY:
Jeffrey A. Calk, Esq.
BAKER, DONELSON, BEARMAN
& CALDWELL
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: MAP, LTD.
a Tennessee limited partnership
("GRANTOR")

TO: RAYMOND C. WHITEAKER
("GRANTEE")

ADDRESS NEW OWNER:
Raymond C. Whiteaker
190 Moultrie Park
Nashville, TN 37205-4715

SEND TAX BILLS:

Same

MAP AND PARCEL NUMBER:
163-281

5172 01/05 0101 03C-ECK 6307.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, having bargained and sold, and by these presents does transfer and convey unto GRANTEE, his heirs and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

As shown by the prior deed of record at Book 5964, page 969, Davidson County Register's Office:

95 JAN -5 PM 2:36
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0138433

N M_H181125 V2

Land in Davidson County, Tennessee, being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the northwest by Hickory Hollow Lane, located generally southwest of Bell Road, and being Tract K-5 of Section Fourteen, Hickory Hollow Mall, as of record in Book 5190, page 604, more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated February 16, 1982, as follows:

Beginning at a point in the southerly margin of Hickory Hollow Lane, 458 feet, more or less, from the centerline of Bell Road; thence, leaving said Lane S 63 deg. 40' E, 301.23 feet; thence, S 25 deg. 10' W, 254.94 feet to an iron pin; thence, N 58 deg. 45' W, 354.97 feet to an iron pin; thence, N 24 deg. 30' W, 105.15 feet to a concrete monument in the southerly margin of Hickory Hollow Lane; thence, with said Lane, N 65 deg. 30' E 203.85 feet to the point of beginning, containing 2.05 acres, more or less.

Being the same property conveyed to MAP, LTD., a Tennessee limited partnership, by deed from HICKORY HOLLOW ASSOCIATES of record in Book 5964, page 969, Register's Office of Davidson County, Tennessee.

The tract of land being conveyed hereunder (the "Property") is improved real property, known as 5312 Hickory Hollow Lane, Antioch, Tennessee.

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said Property in fee simple; has a good right to convey it, and the same is unencumbered except Davidson County taxes for the year 1996, which are to be paid by the Grantee, and for the matters shown on Exhibit "A" attached hereto.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Property to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but no further or otherwise.

The word "GRANTEE" as used herein shall mean "GRANTEES" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS our hands this 5th day of January, 1996.

MAP, LTD.
a Tennessee limited partnership

By: BAM, Inc.,
a Tennessee corporation

Its: Sole General Partner

By: Betty Mercy Rourke

Betty Mercy Rourke

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Melanie D. Hunter, a Notary Public in and for said County and State, personally appeared **Betty Mercy Rourke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President (or other officer authorized to execute the instrument) of BAM, Inc., a Tennessee corporation, Sole General Partner of MAP, Ltd., a Tennessee limited partnership, the within named bargainor, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such President.

WITNESS my hand and seal at office, on this 5th day of January, 1996.

Melanie D. Hunter
Notary Public

My Commission Expires:

07/25/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Raymond C. Whitaker
AFFIANT

Subscribed and sworn to before me, this 5th day of January, 1996.

Melanie D Hunter
NOTARY PUBLIC

My Commission Expires: 07/25/98

N M_H181125 V2

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Exhibit "A"

Permitted Encumbrances

1. Matters shown on the Plan of record in Book 5190, Page 604, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5125, page 769, as amended by instruments of record in Book 5189, page 947, and Book 5337, page 933, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5441, page 968, as amended by instruments of record in Book 5792, page 491, Book 5951, page 26 and Book 6011, page 163, said Register's Office.

4. Easement granted to Gulf Interstate Gas Company of record in Book 2243, page 635, said Register's Office.

5. Right of Way and Easement granted to Columbia Gulf Transmission Company of record in Book 4457, page 373, as modified by instrument of record in Book 4629, page 150, said Register's Office.

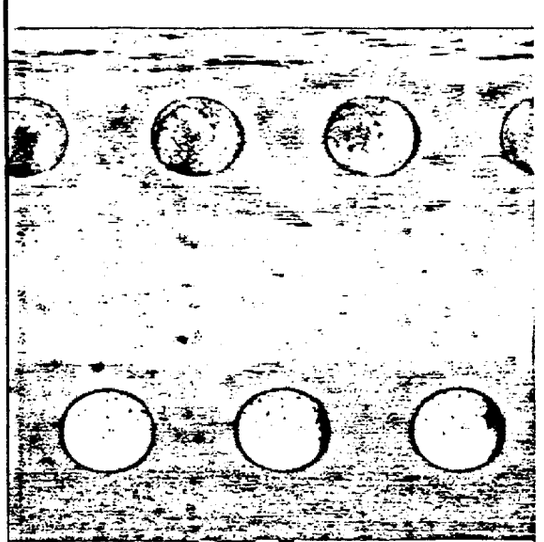
6. Agreement executed by and between MAP, Ltd., and Columbia Gulf Transmission Company of record in Book 5979, page 289, said Register's Office.

7. Easement for Detention Pond of record in Book 6301, page 771, said Register's Office.

8. Terms, Conditions, Provisions and Reservations contained in Deed of record in Book 5964, page 969, said Register's Office.

9. Unrecorded Lease, dated as of February 16, 1987, by and between MAP, Ltd. as lessor and Brock Hotel Corporation as lessee, as subsequently amended by that certain Modification and Extension of Lease Agreement, dated as of July 12, 1995, by and between MAP, Ltd., and ShowBiz Pizza Time, Inc.





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

RECEIVED OF _____

FOR _____

BOOK 9910 PG 723

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
1700000.00
CON TX 6290.00
PRFEE 1.00
WDEED 16.00
TOTAL 6307.00
CHECK 6307.00

01/05/96 01 14:39 0001 5172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138433
IDENTIF. # REFERENCE

96 JAN -5 PM 2:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 993521