BOK62

MAP No. 106
PARCEL 117

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 27 day of July, A.D. 1998 by **GMRI, INC.**, a Florida corporation, whose post office address is 1751 Lake Ellenor Drive, Orlando, Florida 32809, hereinafter called the grantor, to **JOHN ELLIS,** whose address is 3312 Nolensville Road, Nashville, Tennessee 37211, hereinafter called the grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in City of Nashville, County of Davidson, State of Tennessee, viz:

SEE EXHIBIT "A"

BOOK 11048 PAGE 595

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GMRI, INC.

By: Mark A. Jones
Mark A. Jones, Vice President

STATE OF FLORIDA)
COUNTY OF ORANGE)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of July, 1998.

Donna Wickman
Notary Public

My Commission Expires: 6-5-2000

DONNA WICKMAN
MY COMMISSION # CC 569520
EXPIRES: June 5, 2000
Bonded Thru Notary Public Underwriters

Address of New Owner/and
Send Tax Bills TO:
John Ellis
3312 Nolensville Rd.
Nashville, TN 37211

h:\...\ggngdk1\subjcj\nashvill\warrdeed

STATE OF FLORIDA)
COUNTY OF ORANGE)

BOOK 11048 PAGE 596

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Mark A. Jones, the Vice President of GMRI, Inc., a Florida corporation on behalf of the corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 27th day of July, A.D. 1998.

Donna Wickman

This instrument prepared by:

Jacob C. Jackson, Esq.
GMRI, Inc.
1751 Directors Row
Orlando, Florida 32809

DONNA WICKMAN
MY COMMISSION # CC 559520
EXPIRES: June 5, 2000
Bonded Thru Notary Public Underwriters

98 AUG -3 PM 4:09

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

047026
IDENTIF. & REFERENCE

h:\...\ggngdk1\subjcj\nashvill\warrdeed

RL #43, Nashville, TN

EXHIBIT 'A'
(Legal Description of the Premises)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot Five on the Plan of The Plus Park, Section Five, as of Record in Book 4470, Page 72, Registers Office for said County, described as follows:

Beginning at a concrete monument on the southerly margin of Murfreesboro Pike at the northwesterly corner of Plus Park, Section Two, as of record in Book 4470, Page 3, Register's Office for Davidson County, Tennessee, and proceeding as follows: thence south 30° 36' west, a distance of 150.0 feet to a concrete monument; thence south 59° 24' east, a distance of 89.35 feet to a concrete monument; thence south 25° 08' east, a distance of 57.95 feet to a concrete monument; thence in a southwesterly direction with a 263.85 foot radius curve to the right, a distance of 164.25 feet to a point; thence north 79° 28' west, a distance of 246.15 feet to a point; thence with a 25 foot radius curve to the right, a distance of 36.19 feet to a point; thence with a 381.74 foot radius curve to the left, a distance of 12.7 feet to a point; thence north 1° 34' east a distance of 42.33 feet to a point; thence with a 500.71 foot radius curve to the right, a distance of 103.97 feet to a concrete monument; thence south 55° 49' 36" east, a distance of 129.91 feet to a concrete monument; thence north 35° 30' 54" east a distance of 226.84 feet to a concrete monument; thence in a southeasterly direction with a 1,991.9 foot radius curve to the left, a distance of 170.64 feet to the point of beginning, and containing 85,799 square feet or 1.97 acre, more or less.

Being the property conveyed to Red Lobster Inns of America, Inc., by deed from Life and Casualty Insurance Company of Tennessee, of record in Book 4528, Page 223, Register's Office for said County.

The said Red Lobster Inns of America, Inc. is now known as GMRI, Inc. pursuant to Certificate of Name Change filed with the Secretary of State of the State of Florida on April 3, 1995.

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

1750 08/03 0101 03CHECK 1495.2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11048 PAGE 598

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 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1495.00
CHECK 1495.00

08/03/98 01 16:11 0001 1750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0470126
IDENTIF. # REFERENCE

98 AUG -3 PM 4:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1327353