Box 37

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Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Lester's Back Yard Burgers Joint Venture IV 215 Lynwood Terrace Nashville, TN 37205	New Owner	96-13-172 and part of 93-13-154
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **C.K. Hiranya Gowda, M.D., Saraswathi Devi Gowda, William Jeffries Mann** and **Louise S. Mann** ("Grantors") quitclaim to **Lester's Back Yard Burgers Joint Venture IV** ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Patsie F. Lester
Affiant

Subscribed and sworn to before me this 28th day of August, 1998.

Lee Ellis Smith
Notary Public
My Commission Expires: 1/29/2001

LEE ELLIS SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0508007.01
004510-079 08/28/98

2. Matters shown on the Plan of record in Book 8250, page 947, and Book 4595, page 183, Register's Office for Davidson County, Tennessee.

William Jeffries Mann covenants with Grantee that the Property is free from all encumbrances made by William Jeffries Mann, except as may be set forth herein.

William Jeffries Mann further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under William Jeffries Mann.

Louise S. Mann covenants with Grantee that the Property is free from all encumbrances made by Louise S. Mann, except as may be set forth herein.

Louise S. Mann further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Louise S. Mann.

C.K. Hiranya Gowda, M.D. covenants with Grantee that the Property is free from all encumbrances made by C.K. Hiranya Gowda, M.D., except as may be set forth herein.

C.K. Hiranya Gowda, M.D. further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under C.K. Hiranya Gowda, M.D.

Saraswathi Devi Gowda covenants with Grantee that the Property is free from all encumbrances made by Saraswathi Devi Gowda, except as may be set forth herein.

Saraswathi Devi Gowda further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Saraswathi Devi Gowda.

Executed this 31 day of August, 1998.

William Jeffries Mann

William Jeffries Mann

Louise S. Mann

Louise S. Mann

[Signatures continued on following page.]

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8/28/98

C.K. Hiranya Gowda, M.D.

Saraswathi Devi Gowda

THIS UNIMPROVED PROPERTY, LOCATED GENERALLY AT 2744 ELM HILL PIKE.

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, SHARON E. HEIMBACH the undersigned, a Notary Public in and for said County and State, the within named **William Jeffries Mann** and **Louise S. Mann**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in MEMPHIS Tennessee, this the 31st day of August, 1998.

NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES MAY 2, 2000

~~STATE OF TENNESSEE~~)
COUNTY OF _____)

Personally appeared before me, _____ the undersigned, a Notary Public in and for said County and State, the within named **C.K. Hiranya Gowda, M.D.** and **Saraswathi Devi Gowda** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____ Tennessee, this the _____ day of _____, 1998.

NOTARY PUBLIC
~~My Commission Expires:~~ _____

~~STATE OF TENNESSEE~~)
COUNTY OF _____)

Personally appeared before me, _____ the undersigned, a Notary Public in and for said County and State, the within named **William Jeffries Mann** and **Louise S. Mann**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____ Tennessee, this the _____ day of _____, 1998.

_____
NOTARY PUBLIC
~~My Commission Expires:~~ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LEE ELLIS SMITH the undersigned, a Notary Public in and for said County and State, the within named **C.K. Hiranya Gowda, M.D.** and **Saraswathi Devi Gowda** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE Tennessee, this the 24th day of August, 1998.

_____
NOTARY PUBLIC
My Commission Expires: 2-22-2001

LEE ELLIS SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO.

0482729

98 SEP -1 PM 3:57

REGISTER
DAVIDSON CO. TN.

AFFIX TO REFERENCE

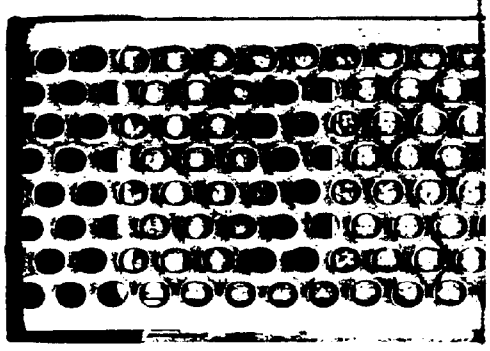
0508007 01
004510-079 08/28/98

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Gowda's Two Lot Subdivision of record in Book 8250, page 947, Register's Office for said county.

A portion of the above being the same property conveyed to William Jeffries Mann by deed from Marta Technologies, a Delaware general partnership of record in Book 8552, page 378, Register's Office for said county. The remainder of the above being part of the same property conveyed to C.K. Hiranya Gowda, M.D., by deed from Mark A. Parrish of record in Book 6498, page 939, said Register's Office.

5274 99/01 0101 03CHECK 1433.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

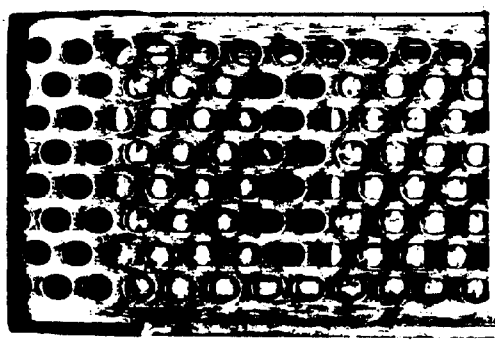
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 380000.00
CON TX 1406.00
PRFEE 1.00
WDEED 24.00
CFEE 2.00
TOTAL 1433.00
CHECK 1433.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5274



0482729

IDENTIFICATION REFERENCE

98 SEP -1 PM 3:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1340725