0526418

IDENTIF. & REFERENCE

BOX 35

This instrument was prepared by:

John S. Seabold
Gerrish & McCreary, P.C.
700 Colonial Road
Suite 200
Memphis, Tennessee 38117

98 DEC 17 AM 9:53

[illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 11256 PAGE 713

WARRANTY DEED

THIS INDENTURE, made and entered into this 15 day of December, 1998, by and between ADA TRICE SMITH, Party of the First Part and BROADWAY HOTEL PARTNERS, L.L.C., a Tennessee limited liability company, Party of the Second Part.

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Party of the Second Part the real estate, situated and being in the County of Davidson, City of Nashville, State of Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The source of title of the Party of the First Part is the deed of record in Book 10297, Page 618, in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the said Party of the Second Part, its successors and assigns in fee simple forever.

The said Party of the First Part, does hereby covenant with the said Party of the Second Part, that it has a good right to sell and convey the real estate, that the same is unencumbered, except for those matters listed on Exhibit "B" attached hereto and incorporated herein for all purposes, to all of which encumbrances and exceptions this conveyance is made subject; and that the title and quiet possession thereto Party of the First Part will warrant and forever defend against the lawful claims of all persons.

The word "Party" as used herein shall mean "parties" whenever more than one person or entity be referred to and pronouns shall be construed according to their proper gender or number according to the context.

IN WITNESS WHEREOF, the Party of the First Part has signed this warranty deed and has caused this instrument to be delivered the day and year first above written.

Ada Trice Smith
ADA TRICE SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before, me the undersigned Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ADA TRICE SMITH, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained as her free act and deed.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 15 day of December, 1998.

NOTARY PUBLIC

My commission Expires: 3-24-01

Property Address:

1811 Broadway
Nashville and Davidson County, TN

Person or Entity Responsible for Property Taxes:

Broadway Hotel Partners, L.L.C.
6141 Walnut Grove Road
Suite 200
Memphis, Tennessee 38120

Name and Address of Property Owner:

Broadway Hotel Partners, L.L.C.
6141 Walnut Grove Road
Suite 200
Memphis, Tennessee 38120

State Tax ..... $ _____
Register's fee ..... _____
Recording fee ..... _____
Total ..... $ _____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 733,000.00, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

Ada Price Smith
AFFIANT

Subscribed and sworn to before me, this 15 day of December, 1998.

Notary Public

My Commission Expires:

3-24-01

JAMES G. GERRISH, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

John S. Seabold
Gerrish & McCreary, P.C.
700 Colonial Road, Suite 200
Memphis, Tennessee 38117

WARD, BLOCK AND PARCEL NO:

Map 92-16, Parcel 202

3098434.1
12/3/98
186/(8):9672-1

Restaurant Site

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located East of Nineteenth Avenue and running between Division Street and Broadway; and being a part of Lot Nos. 143 and 144 as shown on the Plan of Boyd Home Tract as of record in Book 21, Page 39, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the northerly right-of-way line of Division Street, said point being N56°38'27"E, 91.24 feet from the easterly right-of-way line of Nineteenth Avenue South;

THENCE, leaving said right-of-way line with the easterly line of property conveyed to Charles P. Stevens by Deed of Record in Book 3872, Page 75, R.O.D.C. N26°17'45"W, 264.57 feet to a point in the southerly right-of-way line of Broadway;

THENCE, with said right-of-way line N46°02'06"E, 141.84 feet to an iron pin;

THENCE, leaving said line with the westerly line of property conveyed to Lineberry Properties, Inc. & J.D. Eatherly by Deed of Record in Book 9099, Page 180, R.O.D.C., S27°10'11"E, 156.04 feef to a railroad spike on the northerly line of property conveyed to Trio Entertainment Deed of Record in Book 7276, Page 301, R.O.D.C.;

THENCE, with said line S56°13'14"W, 5.80 feet to a point,

THENCE, with the westerly line of Trio Entertainment property S27°15'28"E, 134.25 feet to an iron pin in the northerly right-of-way line of Division Street;

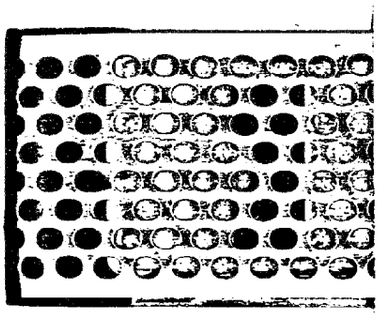
THENCE, with said line S56°38'27"W, 135.06 feet to the point of beginning.

3098346.1
12/3/98
186/(8):9672-1

EXHIBIT "B"

None

1802 12/17 0101 03CHECK 2735.10



OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

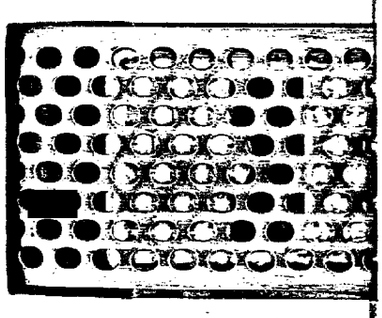
FOR _____

BOOK 11256 PAGE 718

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

	CAMT
	733000.00
CON TX	2712.10
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	2735.10
CHECK	2735.10

12/17/98 01 09:53 0001 1802



052641 8
IDENTIF. & REFERENCE

98 DEC 17 AM 9:53
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401254

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