Box 44
Chris Lind

Instr:200001240007711 Page: 1 OF 3
REC'D FOR REC 01/24/2000 12:56:53PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1665.00

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

John A Hobbs
Affiant

Subscribed and sworn to before me, this 21st day of January, 2000.

Notary Public

My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 29, 2003

Address New Owner As Follows: Send Tax Bills To: Map Parcel Numbers:

John A. Hobbs
2607 Crump Drive
Nashville, TN 37214

SAME

62-248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC VALLEY ACRES, INC.**, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JOHN A. HOBBS** ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lot 2 and Lot 2, Phase 2, Music City Outlet Center, of record as Instrument Number 200001070002400, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Music Valley Acres, Inc., by deed from Fiddler's Inn, Inc., a Tennessee corporation, of record in Book 9811, page 292, Register's Office for Davidson County, Tennessee.

The subject property is improved property, located at 2471A McGavock Pike, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT to the matters listed and described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of January, 2000.

GRANTOR:

MUSIC VALLEY ACRES, INC.,
a Tennessee corporation

By: _____
Kenneth B. Schoen
Title : President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth B. Schoen, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office this 21st day of January, 2000.

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____

My Commission Expires MAR 29 2003

EXHIBIT A

Permitted Encumbrances

1. Metro Taxes for the year 1999 and 2000 will be paid by the Grantee. By acceptance of delivery of this instrument, Grantee does agree to pay such taxes and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument Number 200001070002400, Register's Office for Davidson County, Tennessee.

3. Non-Exclusive Access and Drainage Easement Agreement by and between Music Valley Partners Limited Partnership and Fiddler's Inn, Inc., of record in Book 9197, page 242, Register's Office for Davidson County, Tennessee.

4. Non-Exclusive Access and Private Road Easement Agreement by and between Fiddler's Inn, Inc. and Music Valley Partners Limited Partnership, of record in Book 9197, page 250, Register's Office for Davidson County, Tennessee.

5. Slope Easement Agreement by and between Music Valley Partners Limited Partnership and Fiddler's Inn, Inc., of record in Book 9197, page 256, Register's Office for Davidson County, Tennessee.

6. Sign Easement conveyed to Factory Stores of America, Inc., as contained in the deed from Music Valley Partners Limited Partnership to Factory Stores of America, Inc., of record in Book 9197, page 283, Register's Office for Davidson County, Tennessee.

7. Easement Agreement dated March 24, 1993, by and between Music Valley Acres, Inc., a Tennessee corporation and Robert R. Campbell, Jr., Trustee, of record in Book 8895, page 443, Register's Office for Davidson County, Tennessee.

8. Memorandum of Lease dated February 17, 1999, by and between Music Valley Acres, Inc., ("Lessor"), J.A.H., Inc., ("Lessee") and Hobbs Enterprises, LLC, of record in Book 11343, page 595, Register's Office for Davidson County, Tennessee.

   Instrument of Correction Concerning Memorandum of Lease, of record in Book 11609, page 798, Register's Office for Davidson County, Tennessee.

9. Leasehold Deed of Trust executed by Hobbs Enterprises, LLC to Richard G. Rhodes, Trustee, filed for record in Book 11343, page 601, Register's Office for Davidson County, Tennessee, dated February 17, 1999, to secure to Regions Bank, an indebtedness in the amount of $850,000.00, and any other sums which may be and become payable under the terms thereof, including, but not limited to principal, interest and service fee.

10. Memorandum of Lease dated February 17, 1999, by and between Hobbs Enterprises, LLC ("Landlord") and American Hospitality Corporation ("Tenant"), of record in Book 11343, page 615, Register's Office for Davidson County, Tennessee.

11. Non-Disturbance and Attornment Agreement dated February 17, 1999, by and between Music Valley Acres, Inc., ("Owner") and American Hospitality Corporation ("Tenant"), of record in Book 11343, page 619, Register's Office for Davidson County, Tennessee.

12. Subordination, Non-Disturbance and Attornment Agreement entered into February 17, 1999, by and among Hobbs Enterprises, LLC ("Lessor"), American Hospitality Corporation ("Lessee"), and Regions Bank ("Lender"), of record in Book 11343, page 625, Register's Office for Davidson County, Tennessee.