Davidson County DEEDWARR
Recvd: 10/12/00 14:47 4pgs
Fees:19.00 Taxes:2664.00
20001012-0101584

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 1900, 201 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $720,000.00.

Affiant

Subscribed and sworn to before me this 11 day of October, 2000.

Notary Public

My Commission Expires: 7/26/2003

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Kinner, Inc. 1282 Antiqua Court Marco Island, FL 34145	New Owner	Map 86 Parcel 332

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, PRS HERMITAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto KINNER, INC., AN ILLINOIS CORPORATION, hereinafter "GRANTEE", its successors, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and made a part hereof, together with any and all improvements located thereon and any tenements, hereditaments, appurtenances and rights appurtenant thereto (the "Property").

The Property is UNIMPROVED property, located on Old Hickory Boulevard, Nashville, Tennessee.

This Property is being sold and conveyed in its present condition, AS IS AND WITH ALL FAULTS, and Grantor makes no warranty or representation, express or implied, with respect to the condition of the Property or its fitness for a particular purpose.

THIS CONVEYANCE IS SUBJECT to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever, and Grantor does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no other.

Dated as of the 11th day of October, 2000.

PRS HERMITAGE, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: Ken Powers Chief Manager
Ken Powers, Member/Chief Manager

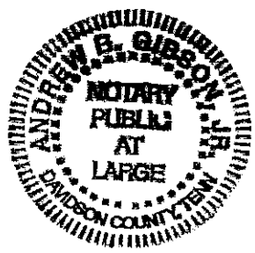
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Ken Powers, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member and the Chief Manager of PRS HERMITAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Member/Chief Manager, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member/Chief Manager.

Witness my hand and official seal this the 11 day of October, 2000.

Notary Public

My Commission Expires: 7/26/2003



My Commission Expires July 26, 2003

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located on Old Hickory Boulevard in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1C on the Resubdivision of Lot 1A, Northlake Village, as of record in Book 7900, page 723, Register's Office for Davidson County, Tennessee, being further described as follows:

Commencing at an iron rod in the northeastern Right-of-way of Old Hickory Boulevard, said iron rod being the common corner between Northlake Village and Hermitage Woods, Phase 2A, as of record in Book 4860, page 62 through 64, Register's Office for Davidson County, Tennessee, thence with the Right-of-Way of Old Hickory Boulevard North 36 deg. 16' 04" West a distance of 8.54 feet to a concrete Right-of-Way monument; thence continuing with said Right-of-Way North 33 deg. 18' 30" West 194.67 feet to an iron rod being the true point of beginning; thence continuing with said Right-of-Way North 33 deg. 18' 30" West a distance of 242.35 feet to an iron rod; thence leaving said Right-of-Way North 11 deg. 41' 30" East a distance of 216.30 feet to an iron rod; thence South 78 deg. 20' 37" East a distance of 171.37 feet to an iron rod; thence South 11 deg. 41' 30" West a distance of 387.78 feet to the true point of beginning. The above described parcel contains 51,760.22 square feet or 1.188 acres, more or less.

Being the same property conveyed to PRS Hermitage, LLC, a Tennessee limited liability company, by Special Warranty Deed from Luby's Restaurants Limited Partnership, recorded as Instrument No. 200010110101105, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE EXCEPTIONS REGARDING PROPERTY

1. Declaration of Restrictive Covenants of record in Book 7671, page 959, Register's Office for Davidson County, Tennessee.

2. Conveyance of land rights to the State of Tennessee, of record in Book 7658, page 108, said Register's Office.

3. Reciprocal Easements and Restrictions Agreement of record in Book 9520, page 70, amended in Book 10123, page 924, corrected in Book 10199, page 901, and consented to in Book 10123, page 929, said Register's Office.

4. All matters shown on the Plan of the Resubdivision of Lot 1A, Northlake Village, of record in Plat Book 7900, page 723, said Register's Office, including all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

TITLE EXCEPTIONS REGARDING NON-EXCLUSIVE EASEMENT RIGHTS TO PROPERTY

All matters as set forth on the Plan of the Resubdivision of Lot 1A, Northlake Village, of record in Plat Book 9700, page 35, said Register's Office, and certain leases and anchor easements of record in Book 7327, page 979; Book 7591, page 408; Book 7667, page 679; Book 8015, page 272; Book 7572, page 986; and Book 10082, page 118; Book 5539, page 783; and Book 5539, page 784, said Register's Office.