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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $100.00.

Affiant

Subscribed and sworn to before me on this 27th day of December, 2001.

Notary Public

My Commission Expires: 31 Jan 2004

Davidson County DEEDWARR
Recvd: 12/28/01 12:19 4pgs
Fees:23.00 Taxes:0.37
20011228-0143692

This Instrument Was Prepared By:

Colbert & Winstead
(name)

1233 17th Avenue South
(address)

Nashville, TN 37219
(city, state, zip code)

Address New Owner: as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Fiddler's Inn, Inc. 2607 Crump Drive Nashville, Tennessee 37214	Fiddler's Inn, Inc. 2607 Crump Drive Nashville, Tennessee 37214	62 – 240

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KPT PROPERTIES, L.P., a Delaware limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto FIDDLER'S INN, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson, County, Tennessee, described as on Exhibit A attached hereto and incorporated herein by reference (the "Property"), but subject to the Non-Exclusive Access and Private Road Easement Agreement ("Access Easement") dated December 21, 1993, from Fiddler's Inn, Inc. to Music Valley Partners Limited Partnership (predecessor in interest to Grantor), of record in Book 9197, page 250, Register's Office for Davidson County, Tennessee, and all other matters of record.

The Property is unimproved property, located on Music Valley Drive, Nashville, Tennessee, 37214.

Being the same property conveyed to FAC Properties, L.P., n/k/a KPT Properties L.P., by deed dated December 19, 1997 from FAC Realty Trust, Inc., of record in Book 10753, page 306, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple forever, that title is marketable and is free from all encumbrances made or suffered by Grantor except as otherwise set forth herein; and Grantor does further covenant and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor.

There shall be no merger of this Special Warranty Deed with the Access Easement, which shall continue in full force and effect. Grantor and Grantee acknowledge that, pursuant to the Access Easement, Grantor has the right to place (or if already placed, to maintain, repair, and replace) an electronic message board and sign advertising Grantor's business upon that portion of the Property fronting on Music Valley Drive, subject to Grantor's and Grantee's mutual agreement on the placement of such sign, and subject to compliance by Grantee of all regulatory approvals. All rights under such Access Easement are hereby reserved and retained by Grantor, and Grantor does not, by this Special Warranty Deed, assign, transfer or otherwise convey to Grantee any rights accruing to Grantor thereunder.

WITNESS my hand this 11th day of December, 2001.

GRANTOR:

KPT PROPERTIES, L.P.,
a Delaware limited partnership

By: Konover Property Trust, Inc.,
a Maryland corporation
its general partner

By: Linda M. Sutherland
Name: Linda M. Sutherland
Title: SVP

KONOVER PROPERTY TRUST, INC. CORPORATE SEAL MARYLAND 1997

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Jami Lin Hays, certify that Linda M. Swearingen personally came before me this day and acknowledged that ~~he~~/she is Sr. Vice President of **Konover Property Trust, Inc.**, a Maryland corporation, General Partner of **KPT PROPERTIES, L.P.**, a Delaware limited partnership doing business in North Carolina as KPT Properties, Limited Partnership, and that ~~he~~/she as Sr. Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 11th day of December, 2001.

JAMI LIN HAYS NOTARY *** PUBLIC WAKE COUNTY, N.C.

Jami Lin Hays
Notary Public

My Commission Expires:

2-21-04

[NOTARIAL SEAL]

EXHIBIT A

Legal Description

Being all of Lot 4, of the Third Revision of Grand Old Golf Subdivision recorded in Book 8250, page 356, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FAC Properties, L.P., n/k/a KPT Properties L.P., by deed dated December 19, 1997 from FAC Realty Trust, Inc., of record in Book 10735, page 306, Register's Office for Davidson County, Tennessee.