Prepared by:
Julie Horvath
Metromedia Restaurant Group
6500 International Parkway
Plano, Texas 75093

Davidson County DEEDWARR
Recvd: 07/18/02 12:06 3pgs
Fees:18.00 Taxes:1159.95
20020718-0086643

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 10th day of July, 2002, by **S & A PROPERTIES CORP.**, whose address is 6500 International Parkway, Plano, Texas 75093, as GRANTOR, to **DAVID S. DAMESWORTH**, AN INDIVIDUAL, whose address is 706 East Meadows, Mt. Juliet, TN 37122, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is acknowledged, grant, bargains and sells to Grantee all the real property located at 975 Murfreesboro Pike, Nashville, Tennessee and more particularly described on **Exhibit "A"** attached hereto and made apart hereof for all purposes, together with all Improvements thereon and the appurtenances thereunto belonging.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

Michelle Hargis
Witness

Witness

GRANTOR:

S & A PROPERTIES CORP.
a Delaware corporation

By:
Name: Todd M. Watson
Title: Senior Vice President

STATE OF TEXAS)
COUNTY OF COLLIN)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Todd M. Watson**, whose name as **SENIOR VICE PRESIDENT** of **S & A PROPERTIES CORP.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 9th day of July, 2002.

Cheree D. Sotolongo
Notary Public

CHEREE D. SOTOLONGO NOTARY PUBLIC STATE OF TEXAS EXPIRES 9-3-2002

My commission expires: 9-3-02

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2002.

Notary Public

My Commission expires:

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN My Commission Expires: 4-18-06

NEW OWNER
David S. Damesworth
706 East Meadows
Mt. Juliet, TN 37122

SEND TAX BILLS TO:

NEW OWNER

MAP/PARCEL:
Map 106
Parcel 143

File No.: 2002220

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

Being Lot No. 1 on the Plan of First Revision, A Resubdivision of Spartan Industries Shopping Center, as shown of record in Plat Book 5200, Page 152, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to S & A Properties, Corp., a Delaware corporation by Special Warranty Deed of record in Book 7898, Page 345, Register's Office of Davidson County, Tennessee.

Subject to Davidson county property taxes for 2002, and subsequent years, which are a lien not yet due and payable.

Subject to all matters as shown on plat of record in Plat Book 5200, Page 152, Register's Office of Davidson County, Tennessee.

Subject to 20-Foot Drainage and Utilities Easement as shown of record in Book 3185, Page 628, and in Book 3185, Page 632, and in Book 4444, Page 345, Register's Office of Davidson County, Tennessee.

Subject to Reciprocal Parking Agreement as shown of record in Book 5344, Page 996, as amended in Book 5417, Page 443, Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance for sewer lines in favor of Metropolitan Government of Nashville and Davidson County as shown of record in Book 5506, Page 571, Register's Office of Davidson County, Tennessee.

Subject to the rights of tenants in possession as tenants only under unrecorded leases.