Davidson County DEEDWARR
Recvd: 05/29/03 09:57 2pgs
Fees:13.00 Taxes:5402.00

20030529-0072378

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
F. E. Wings "A", LLC	Same	Map: 134-13
Attn: Neal Harding		Parcel: 237, 245, 246, 248
2509 Plants de Drive		
Louisville, KY 40299		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

R & S RENTAL PROPERTIES, LLC

a Tennessee Limited Liability Company, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said

F. E. WINGS "A", LLC

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1

Being Lot No. 2 on the plan of Travellers Inn Subdivision, Section Two, Resubdivision Lot 2, of record in Plat Book 4955, page 122, Register's Office for Davidson County, Tennessee, and also fully described as Parcel 247 on Travelers Inn Subdivision No. 2003S-064U-12, of record in Instrument No. 20030404-0044415, said Register's Office, to which plan reference is made for a more complete and detailed description.

TRACT 2

Being Lot No. 2 (Parcel 246) on the plan of Travelers Inn Subdivision No. 2003S-064U-12 of record in Instrument No. 20030404-0044415, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and detailed description.

BEING a portion of the same property conveyed to R & S Rental Properties, LLC by Quitclaim Deed from H & S Development Company, Inc., Mark W. Smith, Stephen B. Smith and Reese L. Smith III, Individually, and Reese L. Smith III, Executor of the Estates of Reese L. Smith, Jr. and Marcella V. Smith, of record in Instrument No. 20011025-0116700, Register's Office for Davidson County, Tennessee.

EXCEPTED FROM THE COVENANTS AND WARRANTIES OF THIS DEED ARE:

1. All notes, easements, parking lots, improvements, setback lines and notations shown on Plats of record in Book 4955, page 122 and Instrument No. 20030404-0044415, Register's Office for Davidson County, Tennessee.

2. Zoning, Planning and Building Code Ordinances and Regulations of the Metropolitan Government of Davidson County, Tennessee.

3. 2003 taxes, which are assumed by Purchaser.

4. Lease agreement with Hooters of Nashville, LP.

This is improved property known as 215 and 217 Largo Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the same tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. And, we do covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever, except as set forth above.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 14th day of May, 2003.

R & S RENTAL PROPERTIES, LLC

BY: Reese L. Smith III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared REESE L. SMITH, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be an authorized member of R & S RENTAL PROPERTIES, LLC, the within named bargainor, a Limited Liability Company, and that he executed the foregoing instrument for the purpose therein contained by signing the name of R & S RENTAL PROPERTIES, LLC by the said REESE L. SMITH, III as an authorized member.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of May, 2003.

Gail Pray
NOTARY PUBLIC

My commission expires: May 30, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,460,000.00.

Reese L. Smith III

Sworn to and subscribed before me this 14th day of May, 2003.

Gail Pray
NOTARY PUBLIC

My commission expires: May 30, 2004.