This Instrument Was Prepared By:
C. Palmer Pillans
Miller & Martin LLP
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

PICK-UP

Davidson County DEEDWARR
Recvd: 12/03/03 15:52 3pgs
Fees:18.00 Taxes:2775.00
20031203-0174138

Address New Owner(s):
Loveless Properties, LLC
508 Belle Meade Blvd.
Nashville, Tennessee 37205

Send Tax Bills to
New Owner

Tax Information:
Map: 169-00-0
Parcel: 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Loveless Motel and Cafe, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Loveless Properties, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Real Estate").

This is improved property known as 8400 Highway 100, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Real Estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said Real Estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said Real Estate to Grantee, its successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2003.

Loveless Motel and Cafe, LLC

George McCabe, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George McCabe, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of Loveless Motel and Cafe, LLC and is authorized to execute this instrument on behalf of Loveless Motel and Cafe, LLC.

Witness my hand, at office, this 3rd day of December, 2003.

Notary Public

My Commission Expires: 1/27/07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me,
this 3rd day of December, 2003.

Notary Public
My Commission Expires: 1/27/07

EXHIBIT A

LEGAL DESCRIPTION

Land in the 9th Civil District of Nashville, Davidson County, Tennessee bounded on the south by Highway 100 on the west by Christopher Chung and Mildred Brown and on the north by C.L. Caldwell (Lot 3, Natchez Tract Estates, Resubdivision of Lots 1 & 2 Sec. 3 Book 7900, page 282, Register's Office for Davidson County, Tennessee) and on the east by Westhaven Drive and being described according to a survey by Campbell McRae & Associates Surveying Inc. (Stanley Glenn McRae TN R.L.S. #1673) dated 9-5-97 more particularly described as follows:

Beginning at an iron rod (old) on the northerly margin of Highway 100 said rod being the southeast corner of the Christopher Chung property (Book 10024, page 526 Register's Office for Davidson County, Tennessee) and the southwest corner of the herein described land and being further identified as being N 75°38'09" E 160.74 feet from an iron rod (old) on the northerly margin of said Highway100 at the southwest corner of said Christopher Chung property; thence leaving said northerly margin with said Chung the following 2 calls:

N 04°47'25" E 240.35' feet to an iron rod (new)
S 75°16'56" W 44.58' feet to an iron rod (new) in the easterly line of the Mildred Brown property (Book 8091, page 526 Register's Office for Davidson County, Tennessee); thence with said Brown easterly line and a fence N 04°38'27: E 508.58' feet to a iron rod (new) in the southerly line of the C.L. Caldwell property (Book 9438, page 78 Register's Office for Davidson County, Tennessee) said C.L. Caldwell property being further described as Lot 3, Final Plat, Natchez Trace Estates, Resubdivision of Lots 1 & 2, Section 3 (Book 7900, page 282 Register's Office for Davidson County, Tennessee); thence with said C.L. Caldwell property S 82°24'28" E 299.59' (253.65' feet to previous deed) to a concrete monument (old) at the northwest corner of Section 1, Natchez Trace Estates (Book 4460, page 129 Register's Office for Davidson County, Tennessee) said concrete monument (old) being further described as being on the westerly margin of Westhaven Drive; thence leaving said C.L. Caldwell property with said westerly margin of Westhaven Drive with a fence the following 3 calls:

S 08°08'18" W 288.10' feet (previous deed 283.75) to a iron rod (new)
S 75°27'59" W 22.96' feet (previous deed 23.27' feet or 1.41 poles) to a iron rod (new)
S 08°48'27" E 329.29' feet to a iron rod (new) on the northerly margin of said Highway 100; thence with said northerly margin S 75°20'11" W 312.65' feet to the point of beginning and containing 193,170.60 square feet or 4.435 acres.

Being the same property conveyed to Loveless Motel and Cafe, LLC by deed of record in Book 10656, page 903, Register's Office for Davidson County, Tennessee.