SPECIAL WARRANTY DEED

STATE OF MARYLAND
COUNTY OF BALTIMORE

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00

Phyllis P. Nash

Affiant Phyllis P. Nash, solely in her capacity as a Senior Vice President of the within-named Grantor

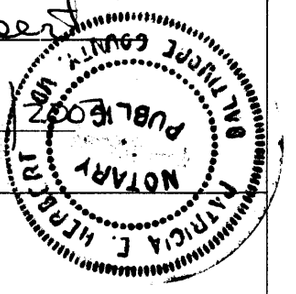
SWORN TO AND SUBSCRIBED BEFORE ME, THIS SEPTEMBER 7, 2005

Patricia E. Herbert

Notary Public

MY COMMISSION EXPIRES: 1/1/2009

(AFFIX SEAL)



Davidson County DEEDWARR
Recvd: 09/20/05 10:37 2 pgs
Fees:13.00 Taxes:2497.50



20050920-0112867

THIS INSTRUMENT WAS PREPARED BY
Tenenbaum & Saas, P.C.
4330 East-West Highway, Suite 1150
Bethesda, Maryland 20850
Attn: Gregory J. Ross, Esq.

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gardner Lewis Dixon, II c/o Elite Motor Cars Nashville 536 Lafayette Street Nashville, Tennessee 37203	SAME	Map 120-5 Parcel 198

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, SOLELY IN ITS CAPACITY AS ADMINISTRATIVE AGENT UNDER AMENDED AND RESTATED LOAN AGREEMENT DATED OCTOBER 1, 2002, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GARDNER LEWIS DIXON, II, AN INDIVIDUAL RESIDENT OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, GRANTEE'S SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

> BEING all of Lot No. 1, on the Revised Danley Corporation Subdivision according to plat and survey of record in Book 4715, page 37, of the Register of Deeds Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Grantor by Substitute Trustee's Deed recorded as instrument number 20040625-0075568, in the Register of Deeds Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, known as the former Cooker Restaurant, 1211 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

Witness the hand of the GRANTOR this September 7, 2005.

BANK OF AMERICA, N.A.,
a national banking association, solely in its capacity as Administrative Agent under Amended and Restated Loan Agreement dated October 1, 2002

By: _____
Phyllis P. Nash, Senior Vice President

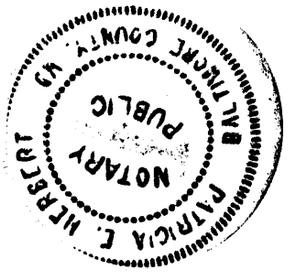
STATE OF MARYLAND
COUNTY OF BALTIMORE

Personally appeared before me, the undersigned, a Notary Public in and for said State and City, Phyllis P. Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Senior Vice President of Bank of America, N.A., the within named grantor, a national banking association, and that she as such Senior Vice President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said association by herself as such Senior Vice President.

WITNESS my hand and seal at office, on this September 7th, 2005.

Patricia E. Herbert
Notary Public

My commission Expires: January 1, 2007



RETURN TO:

Tenenbaum & Saas, P.C.
4330 East-West Highway, Suite 1150
Bethesda, Maryland 20850
Attn: Gregory J. Ross, Esq.

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3001.198