BOOK 4528 PAGE 223

This instrument prepared by:
Don L. Smith, Attorney at Law
American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Red Lobster Inns of America, Inc. (NAME)	Red Lobster Inns of America, Inc. (NAME)	MAP 106
P. O. Box 13330 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13330 (STREET ADDRESS)	PAR 117
Orlando, Florida (CITY) (P. O. ZONE) (STATE)	Orlando, Florida (CITY) (ZONE) (STATE)	FS

For and in Consideration of the sum of Two Hundred Twenty-Five Thousand and No/100 ($225,000.00) - *DOLLARS* cash in hand paid by RED LOBSTER INNS OF AMERICA, INC., the receipt of which is hereby acknowledged,

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, a Tennessee corporation,

has *have* bargained and sold, and by these presents do transfer and convey unto the said RED LOBSTER INNS OF AMERICA, INC.,

its successors *their* and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th Civil District of Davidson County, Tennessee, on the Plan of The Plus Park, Section Five, as of record in Book , Page , Register's Office for said County, described as follows:
Beginning at a concrete monument on the southerly margin of Murfreesboro Pike at the northwesterly corner of Plus Park, Section Two, as of record in Book 4470, Page 3, Register's Office for Davidson County, Tennessee, and proceeding as follows: thence south 30° 36' west, a distance of 150.0 feet to a concrete monument; thence south 59° 24' east, a distance of 89.35 feet to a concrete monument; thence south 25° 08' east, a distance of 57.95 feet to a concrete monument; thence in a southwesterly direction with 263.85 foot radius curve to the right, a distance of 164.25 feet to a point; thence north 79° 28' west, a distance of 246.15 feet to a point; thence with a 25 foot radius curve to the right, a distance of 36.19 feet to a point; thence with a 381.74 foot radius curve to the left, a distance of 12.7 feet to a point; thence north 1° 34' east a distance of 42.33 feet to a point; thence with a 500.71 foot radius curve to the right, a distance of 103.97 feet to a concrete monument; thence south 55° 49' 36" east, a distance of 129.91 feet to a concrete monument; thence north 35° 30' 54" east a distance of 226.84 feet to a concrete monument; thence in a southeasterly direction with a 1,991.9 foot radius curve to the left, a distance of 170.64 feet to the point of beginning, and containing 85,799 square feet, or 1.97 acre.
Being part of the property conveyed to Life and Casualty Insurance Company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 225,000.00

Subscribed and sworn to before me, this the 11th day of August 19 71

Affiant

My commission Expires November 13, 1973
(Affix Seal)

Notary Public

of Tennessee, by deed from J. H. Warf, Chairman, et al, of record in Book 4429, Page 161, Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RED LOBSTER INNS OF AMERICA, INC., its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* itself, its successors *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.* except by easement for construction of a trunk sanitary sewer granted to the City of Nashville, of record in Book 3533, Page 433, Register's Office for Davidson County, Tennessee; and easements, setback lines and owners certificate as shown on the plan of The Plus Park, Section Five. Grantee shall have the right to pave and use said easement areas for parking and vehicular traffic, subject to the use of said area for easement purposes.

And Grantor does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* RED LOBSTER INNS OF AMERICA, INC., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 11th *day of* August, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

BY: [signature]
Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Eleanor H. Meade *, a Notary Public of the State and County aforesaid, personally appeared* Sydney F. Keeble, Jr., *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Senior Vice President *of the* LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE *, the within named bargainor, a corporation, and that* he *as such* Senior Vice President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Senior Vice President *.*

Witness my hand and seal, at office in Nashville, Tennessee
this 11th *day of* August *, 19* 71 *.*

Eleanor H. Meade
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires May 8, 1975 *.*

AUG 11 CONV * 225,000.00
AUG 11 S TAX A* 585.00
AUG 11 PR FEE A* .50
AUG 11 W DEED A* 8.00 * 593.50

WARRANTY DEED

FROM

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

TO

RED LOBSTER INNS OF AMERICA, INC.

B 26480

IDENTIF. REFERENCE

AUG 11 3 36 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE