Map. 120-1
Par. 14
PW

BOOK 4553 PAGE 777

WARRANTY DEED

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

FOR Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is acknowledged, Steak and Ale Investment Company, a limited partnership of which Norman Brinker and Peter G. Wray are the general partners, hereinafter referred to as "Grantor", has bargained and sold and by these presents does transfer and convey unto United National Corporation, a Delaware corporation, having an office at 745 Fifth Avenue, New York, New York 10022, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the Plan of Glengary Park Commercial Development, Section III, as of record in Book 4300, Page 9, as revised in Book 4300, Page 51, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the south right of way line of Murfreesboro Road, said point being 210.00 feet west of the center line of Glengarry Drive; thence South 41 deg. 11 min. West 200.00 feet to a point; thence South 41 deg. 14 min. West 43.90 feet to a point; thence North 48 deg. 56 min. West 149.99 feet to a point; thence North 41 deg. 11 min. East 226.20 feet to a point in the south right of way line of Murfreesboro Road; thence along said right of way line South 48 deg. 49 min. East 24.80 feet to a point; thence North 86 deg. 11 min. East 25.46 feet to a point; thence South 48 deg. 49 min. East 107.20 feet to the point of beginning, and containing 0.826 acres.

And being the same property conveyed to Norman E. Brinker and Peter G. Wray partners d/b/a Brinker and Wray by deed from Henry H. Hudson of record in Book 4423, Page 506, in the Register's Office of Davidson County, Tennessee.

Together with all right, title and interest of said Grantor in and to all strips and gores abutting said tract or parcel of land and owned by Grantor;

SUBJECT, HOWEVER, to the following:

(i) Deed of Trust dated July 20, 1971, from Steak and Ale Investment Company, a limited partnership, Peter G. Wray, Gay Firestone Wray, Norman E. Brinker and Magrit F. Brinker, Individually, to Gerald B. Rowan, Trustee, to secure payment of a promissory note of even date therewith payable to Kansas City Life Insurance Company in the original principal amount of $234,000, and having an unpaid balance of $234,000 as of the date hereof, as more particularly described therein.

(ii) Assignment of Lease (collateral) dated August 5, 1971, from Steak and Ale Investment Company, a limited partnership, to Kansas City Life Insurance Company to secure payment of a promissory note of even date therewith in the original principal amount of $234,000 as more particularly described therein and being the same promissory note referred to in (i) hereinabove.

(iii) Easement 20 feet wide for sewer line as shown on Plan of Glengarry Park Commercial Development, Section III, recorded in Book 4300, Page 9, as revised in Book 4300, Page 51, Register's Office, Davidson County, Tennessee, and also as shown on plat of survey by A. & A. Engineers, Inc., August 12, 1971.

(iv) Ten foot wide easement for public utilities drainage as shown on the above recorded Plan and on the above described survey.

(v) Lease Agreement dated as of June 1, 1971, between Grantors herein as lessor and Steak and Ale of Nashville, Inc., a Texas corporation, as lessee;

TO HAVE AND TO HOLD the said tract or parcel of land, the appurtenances, estate, title and interest thereto belonging to the said United National Corporation, its successors and assigns forever and Grantor does covenant with said United National Corporation that Grantor is lawfully seized and possessed of said land in fee simple; has a

NOV 16 CONV * 371,778.50
NOV 16 STAX A* 966.68
NOV 16 PRTEE A* .50
NOV 16 MDEED A* 8.00 * 975.18

good right to convey it, and the same is unencumbered except as expressly set forth herein. And Grantor does further covenant and bind itself and its successors to warrant and forever defend the title to said land to the said United National Corporation, its successors and assigns, against the lawfuls claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed at Dallas, Dallas County, Texas, as of the 8th day of October, 1971.

B 3 8 1 1 3

T
IDENTIF. REFERENCE

NOV 16 4 21 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STEAK AND ALE INVESTMENT COMPANY,
A Limited Partnership

By _____
Norman Brinker, General Partner

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me, SANDRA ALLISON, a Notary Public in and for said County and State, Norman Brinker, with whom I am personally acquainted and who upon his oath acknowledged himself to be a general partner of the within named bargainor, a limited partnership, and that he as such general partner being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by the said Norman Brinker as such general partner.

Witness my hand and official seal at Dallas, Texas, this 11th day of October, 1971.

_____
Notary Public

My Commission Expires
June 1, 1973

Property address is:	1183 Murfreesboro Road Nashville, Tennessee 37217
Mail tax bills to:	United National Corporation 745 Fifth Avenue New York, New York 10022
This instrument prepared by:	Wynne Jaffe & Tinsley 1000 LTV Tower Dallas, Texas 75201
State tax:	$_____
Register's fee:	$0.50
Recording fee:	$3.00
Total:	$_____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $371,778.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Norman Brinker

Norman Brinker, Affiant

Subscribed and sworn to before me this 11th day of October, 1971.

Sandra Allison

Notary Public in and for Dallas County, Texas