PUT IN CHICAGO TITLE Box

BOOK 4952 PAGE 890

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleveland Investors Group (NAME)	Same (NAME)	10D-37724
140 East Town Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 34-2
Columbus, Ohio 43215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR 66

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable considerations, the receipt of which ~~DOLLARS~~ is hereby acknowledged,

York Steak House Systems, Inc., an Ohio corporation,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* CLEVELAND INVESTORS GROUP, an Ohio General Partnership its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, being Lot "E", revised on a Resubdivision of Lot "E" of Rivergate Park, of record in Book 4595, page 121, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Two Mile Pike, at the corner of Lots D and E; thence with the line between said two lots, northeastwardly 278.93 feet to the northwesterly margin of an access easement; thence with said easement, south 15° 30' west 86.79 feet to an iron pin; thence with a curve with a radius of 135.00 feet, a distance of 126.21 feet to the northeast corner of Lot F of the Resubdivision of Rivergate Park, of record in Book 4300, page 107, said Register's Office; thence with the northerly line of said lot, south 51° 56' west 16.63 feet; thence with a curve with a radius of 87.50 feet, a distance of 30.04 feet; thence south 71° 25' west 169.98 feet to the easterly margin of Two Mile Pike; thence with said Pike, north 18° 35' west 203.12 feet to the point of beginning.

Being the same property conveyed to York Steak House Systems, Inc., by deed from Cousins Properties of Tennessee, Inc., of record in Book 4668, page 777, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 400,000.00

Subscribed and sworn to before me, this 14th day of September, 1985

My commission expires MARK C. MIDDLETON, Attorney At Law, NOTARY PUBLIC, STATE OF OHIO, My Commission Has No Expiration Date, Section 147.03 O.R.C. (Affix Seal)

York Steak House Systems, Inc.
Affiant Elliott L. Grayson, Jr.

Mark C. Middleton
Notary Public

unimproved ( )
This is improved (XX) property, known as 912 Two Mile Parkway, Nashville, Tennessee
(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 Cleveland Investors Group its successors ~~heirs~~ *and assigns, forever.*

And it does ~~the~~ *covenant with the said* Cleveland Investors Group *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 as of record.

And York Steak House Systems, Inc., an Ohio Corporation, *do further covenant and bind* itself, its successors, assigns ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Cleveland Investors Group its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* its *hand this* 12th *day of* September, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

YORK STEAK HOUSE SYSTEMS, INC.

BY: Elliott S. Grayson, President
Elliott S. Grayson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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.....

~~TENNESSEE~~ OHIO
STATE OF ~~DAVIDSON~~ FRANKLIN
COUNTY OF

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared Elliott S. Grayson *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* York Steak House Systems, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Columbus, Ohio
this 12 *day of* September *, 19* 75

MARK C. MIRKEN, Attorney-At-Law
NOTARY PUBLIC — STATE OF OHIO
My Commission Has No Expiration Date,
Section 147.03 R. C.

Mark C Mirken
Notary Public

NOTARIAL SEAL OF OHIO

Commission Expires.....

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D 16422

WARRANTY DEED

FROM

YORK STEAK HOUSE SYSTEMS, INC.

TO

CLEVELAND INVESTORS GROUP

IDENT'F. REFERENCE

SEP 19 3 55 PM '75

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

SEP 19 75	CONV	*	400,000.00	
SEP 19 75	S'TAX		A* 1,040.00	
SEP 19 75	PR'FEE		A* .50	
SEP 19 75	W'DEED		A* 8.00	* 1,048.50

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