120-1 144

WARRANTY DEED

THE STATE OF TEXAS)
) ss:
COUNTY OF DALLAS)

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FOR Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is acknowledged, UNITED NATIONAL CORPORATION, a Delaware corporation having an office at 745 Fifth Avenue, New York, New York 10022, hereinafter referred to as "Grantor", has bargained and sold and by these presents does transfer and convey unto STEAK AND ALE OF TENNESSEE, INC., a Nevada corporation, having an office at 1250 Hillcrest Road, Dallas, Texas 75240, 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 United National Corporation by Warranty Deed from Steak and Ale Investment Company, a limited partnership of which Norman Brinker and Peter G. Wray are the general partners of record in Book 4553, Page 777, 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 $213,915.78 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 the 1st day of June, 1971 between Steak and Ale Investment Company, a limited partnership duly organized under the laws of the State of Arizona, as Lessor, and Steak and Ale of Nashville, Inc., a Texas corporation, as lessee, a Memorandum of which said Lease dated as of the 1st day of June, 1971 was duly filed of record in Book 4553, Page 774, Register's Office, Davidson County, Tennessee.

(vi) Thirty foot set back line from Murfreesboro Road.

TO HAVE AND TO HOLD the said tract or parcel of land, the appurtenances, estate, title and interest thereto belonging to the said

STEAK AND ALE OF TENNESSEE, INC., its successors and assigns forever and Grantor does covenant with said STEAK AND ALE OF TENNESSEE, INC. that Grantor is lawfully seized and possessed of said land in fee simple; has a 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 STEAK AND ALE OF TENNESSEE, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed at Dallas, Dallas County, Texas, as of the 18 day of December, 1975.

UNITED NATIONAL CORPORATION

By Zel Kelvin
President

(Seal)

Attest:
Secretary

STATE OF TEXAS)
) ss:
COUNTY OF DALLAS)

BEFORE ME, Willie F. Smith, a Notary Public of the State and County aforesaid, personally appeared ZEL KELVIN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of UNITED NATIONAL CORPORATION 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 himself as President.

WITNESS my hand and seal, at office in DALLAS, TEXAS this 18 day of DEC, 1975

Willie F. Smith
Notary Public

Commission expires June 1, 1977

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STATE OF TEXAS)
) ss:
COUNTY OF DALLAS)

The actual consideration or value whichever is greater, for this transfer is $487,415.78.

Subscribed and sworn to before me this the 18 day of DECEMBER 1975.

UNITED NATIONAL CORPORATION

By Zel Kelvin
Zel Kelvin, President
Affiant

William F. Smith
Notary Public DALLAS COUNTY TEXAS

My Commission Expires:
June 1, 1977

NOTARY PUBLIC COUNTY OF DALLAS, TEXAS

IDENTIF. REFERENCE

DEC 30 1 48 PM '75
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

D 3 0 1 0 7.

WARRANTY DEED

Address New Owner(s) as follows	Send Tax Bills To	Map Parcel Number
SHEAK + ALS OF TENNESSEE INC	PROPERTY INC. SERVICE	
(Name) 12090 Hillcrest Road	(Name) 410 Empire Central Bldg	
(Street address or route number) DALLAS TEXAS 75230	(street address) Dallas, Texas 75247	
(City) (P.O. Zone) (State)	(City) (Zone) (State)	

DEC 30 75 CONV * 487,415.78
DEC 30 75 S'TAX B* 1,267.24
DEC 30 75 PR'FEE B* .50
DEC 30 75 W'DEED B* 8.00 * 1,275.74

This Warranty Deed was prepared by
Mitchell Siegel, Esq.,
Attorney at Law
745 Fifth Avenue
New York, New York 10022

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.