BOOK 5290 PAGE 531

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

David J. McDaniel V.P.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 78.

Jack B. Wade
Notary Public

MY COMMISSION EXPIRES: 11-9-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. MAYNARD HOLT, ATTORNEY, 1818 DIVISION STREET, NASHVILLE, TN 37203
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| QUINN L CORPORATION (NAME) | Same as Owner (NAME) | Map 92-16 |
| P.O. Box 1755 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 73 |
| Shreveport, LA. 71166 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ireland's Restaurants, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quinn L Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Williams' Subdivision of Lot 159 of the Boyd Home Tract, as of record in Book 161, page 42, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Broadway, formerly Broad Street, 78.6 feet easterly from the intersection of the northerly margin of said Broadway and the easterly margin of a 15 foot alley; thence with the northerly margin of Broadway, eastwardly 52.1 feet to the southwest corner of Lot No. 38 on said Plan; thence with the line between Lots Nos. 38 and 39, northwardly 230 feet, more or less to a point in the southerly margin of a 15 foot alley, thence with the southerly margin of said 15 foot alley, westwardly 50 feet to the northeast corner of Lot No. 40 on said Plan; thence with the line between said Lots Nos. 39 and 40, southwardly 238 feet, more or less, to the beginning.

Being the same property conveyed to Ireland's Restaurant, Inc., by deed from Michael P. Brodbine and wife, Anne Brodbine, of record in Book 5039, Page 365, Register's Office for Davidson County, Tennessee.

This is {unimproved / improved (XX)} property, known as 2012 Broadway, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of May, 19 78.

IRELAND'S RESTAURANTS, INC.

By: David J. McDaniel
David J. McDaniel, Vice President

STATE OF TENNESSEE
Davidson County

BOOK 5290 PAGE 532

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____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, _____, a Notary Public within and for the State and County aforesaid, personally appeared David J. McDaniel and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the Vice President and _____ respectively of the Ireland's Restaurants, Inc. the within named bargainor, a corporation, and that (he) (they) as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said David J. McDaniel as such Vice President, and attesting the same by the said David J. McDaniel, as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 26th day of May, 19 78.

My commission expires 11-9-81

Jack B. McCord
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM IRELAND'S RESTAURANTS, INC.

TO QUINN L. CORPORATION

E 67608

IDENTIF. REFERENCE

MAY 26 11 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| MAY26'78 | CONV | 50,000.00 | | |
| MAY26'78 | S'TAX | | B* 130.00 | |
| MAY26'78 | PR'FEE | | B* .50 | |
| MAY26'78 | W'DEED | | B* 4.00 | * 134.50 |