Map, Par.- 106-143
6DA 1180

BOOK 5782 PAGE 283

Address New Owner: Send Tax Bill:

Steak and Ale Restaurants of America Inc,
P. O. Box 222102
Dallas, Texas 75222 SAME

This instrument prepared by:

Angela Reynolds, Legal Assistant
STEAK AND ALE RESTAURANTS OF
AMERICA, INC.
P. O. Box 222102
Dallas, Texas 75222

WARRANTY DEED

THIS INDENTURE, made this 15th day of June, A.D., 1981, between TARO PROPERTIES INCORPORATED, a corporation organized and existing by virtue of the laws of the State of Tennessee and doing business in Nashville, in the County of Davidson, State of Tennessee party of the first part, and STEAK AND ALE OF TENNESSEE, INC., a corporation created and existing by virtue of the laws of the State of Nevada party of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to it in hand paid by said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said party of the second part, the following described premises to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Spartan Industries Shopping Center, as of record in Book 5200, Page 152, Register's Office for said County.

SAID Lot No. 1 fronts 150 feet on the southerly side of Murfreesboro Road and runs back between lines 150 feet on the westerly side and 150 feet on the easterly side to a line in the rear measuring 150.31 feet thereon.

BEING the same property conveyed to Taro Properties Incorporated, a Tennessee corporation, by deed from Ronald Borod, Trustee for Emily M. Fisher, Katherine Schas, Henry A. Klyce, Jr. and Ellen Klyce under Trust Agreements dated October 1, 1969, and for Virginia Klyce, Karen W. Smith, Susan M. Klyce and Walter Klyce, Jr. under Trust Agreements dated as of December 31, 1971, and Kemmons Wilson, of record in Book 5344, Page 993, Register's Office for Davidson County, Tennessee;

Together with all rights of party of the first part in and to that certain Reciprocal Parking Agreement, dated September 27, 1978, between Kemmons Wilson and Ronald S. Borod, Trustee, parties of the first part, and Taro Properties, Incorporated, party of the second part, of record in Book 5344, Page 996, Amended in Book 5417, Page 443, Register's Office for Davidson County, Tennessee.

Together with the hereditaments and appurtenances thereto appertaining.

TO HAVE AND TO HOLD the said premises to the said party of the second part, its successors and assigns forever.

And the said party of the first part for itself and for its successors does hereby covenant with the said party of the second part its successors and assigns that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are conveyed free of all encumbrances subject to current year's taxes to be prorated at the closing, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

This deed is executed pursuant to authority given by the Board of Directors of said party of the first part,

IN WITNESS WHEREOF, the said party of the first part hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its secretary, and attested by its vice president, the day and year first above written.

Signed, sealed and delivered in presence of:

TARO PROPERTIES INCORPORATED

By: _____
Roy Cairnes
Secretary & Director

Attest:

Vice/Pres
Al Visser + Director
Vice President & Director

G 4,8 1 1 4 8

IDENTIF. REFERENCE

JUN 26 9 51 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

PROVINCE OF ONTARIO
~~STATE OF TENNESSEE~~
CANADA
~~COUNTY OF DAVIDSON~~

Before me, a Notary Public in and for said ~~State~~ Province and ~~County~~, duly commissioned and qualified, personally appeared Roy Cairns, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Secretary of TARO PROPERTIES INCORPORATED, the within named bargainor, a corporation, and that he as such secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such secretary.

Witness my hand and seal this 18th day of June, 1981.

Notary Public
PROVINCE OF ONTARIO

My Commission Expires:

UPON DEATH

Responsible Taxpayers: STEAK AND ALE OF TENNESSEE, INC.
P. O. Box 222102
Dallas, Texas 75222

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $640,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of June, 1981.

Notary Public

My Commission Expires:

September 28, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5762 PAGE 236

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			648[illegible].00-	CO
			1674.00	CO TX
			.50	PRFEE
			5.00	MISC
				CHECK 1679.50-
			351GA06/26/81 S&L	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 8 1 4 8

IDENTIF. REFERENCE

JUN 26 9 51 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 829544