This Instrument Prepared By:
Donelson, Stokes & Bartholomew, P.A.
23rd Floor, First American Center
Nashville, Tennessee 37238

BOOK 6050 PAGE 787

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Nashville Crawdaddy, Inc. c/o Specialty Restaurants Corp.	New Owner	Map 82-14
2977 Redondo Avenue		Parcel 88
Long Beach, CA 90806		

WARRANTY DEED

FOR AND IN CONSIDERATION of no monetary consideration but in exchange for a certain tract or parcel of land in Davidson County, Tennessee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ALLEY-CASSETTY COAL COMPANY, INC., a Tennessee corporation, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey, unto NASHVILLE CRAWDADDY, INC., a Tennessee corporation, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the First Civil District of Davidson County, Tennessee, being Reserved Parcel "B", Parcel 88, on the L&N Railroad and Alley-Cassetty Plat, of record in Book 5200, page 505, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the westerly right-of-way line of the 40' L&N Railroad, now Seaboard System Railroad, spur track number 43, and the original southerly right-of-way of Oldham Street; thence, with the westerly right-of-way of said L&N Railroad, now Seaboard System Railroad, spur track S 35°01'53" E a distance of 548.82' to an iron pin; thence, continuing with said westerly right-of-way and with a curve to the left having a radius of 430.2' a distance of 11.0' to an iron pin; thence, leaving said right-of-way S 65°15'07" W a distance of 15.4' to an iron pin; thence, N 35°01'53" W a distance of 530.43' to an iron pin; thence, N 5°37'49" W a distance of 30.56' to the point of beginning, containing 0.188 acre, more or less, according to a survey by Turner Engineering Company, dated March 17, 1983, Issue 2, Job Number 23-82, W.O. No. 5545, and as shown on the above-referred to recorded plat.

Being part of the same property conveyed to Alley-Cassetty Coal Company, Inc., by deed from Farris Hardwood Lumber Company, a limited partnership, of record in Book 4699, page 350, Register's Office for Davidson County, Tennessee.

GRANTOR reserves and retains for itself, and for its successors and assigns, a perpetual easement for ingress and egress on, over, upon and across the above-described land for the benefit of the remaining property of GRANTOR, of record in Book 4699, page 350, Register's Office for Davidson County, Tennessee, and for the benefit of property of GRANTOR, of record in Book 6050,

page 187, Register's Office for said County; provided, however, that any such use of said land shall not unreasonably impair or obstruct the use thereof by GRANTEE, its successors and assigns.

AND GRANTOR does hereby grant to GRANTEE, its successors and assigns, a concurrent right to use for ingress and egress to the above-described land the ingress and egress easement set forth in the Warranty Deed, of record in Book 4699, page 350, Register's Office for Davidson County, Tennessee; provided, however, that any such use of said easement by GRANTEE, its successors and assigns, shall not unreasonably impair or obstruct the use thereof by GRANTOR, its successors and assigns.

This conveyance is subject to the conditions of an owner's certificate; an existing 8-5/8" O.D. (outside diameter) steel liquid petroleum pipeline; a twenty (20) foot spur track easement for L&N Railroad, now Seaboard System Railroad, spur track number 44; and such other easements, restrictions, limitations and matters affecting the above-described land as shown on the Plan of record in Book 5200, page 505, Register's Office for Davidson County, Tennessee. This conveyance is further subject to an easement for storm sewers and/or sanitary sewers to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4603, page 568, Register's Office for Davidson County, Tennessee. This conveyance is further subject to taxes for 1983, which have been prorated as of the date of this instrument.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever; and GRANTOR does covenant with the said GRANTEE 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand, by and through its duly authorized officer or representative, this 7 day of July, 1983.

ALLEY-CASSETTY COAL COMPANY, INC.

By: Fred Cassetty

Title: president

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6030 PAGE 790

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Cassetty, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of ALLEY-CASSETTY COAL COMPANY, INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal, at office in Nashville, Tennessee, this 7th day of July, 1983.

My commission expires:

October 15, 1983

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 25,327.36.

D. Rud Hook
Affiant

Sworn to and subscribed before me this 7th day of July, 1983.

My commission expires:

October 15, 1983

Notary Public

RUSH

H 5 8 8 5 2

IDENTIF. REFERENCE

JUL 7 3 59 PM '83

FELIX Z. WILCOX II REGISTER
DAVIDSON COUNTY, TN

07/07 78.33- CHECK

39

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR BOOK 6030 PAGE 791

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25327.36- CO	
			65.73 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 73.23-	
			0039A07/07/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 8 8 5 2

IDENTIF. REFERENCE

JUL 7 3 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961830