Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Tempogate, a Tennessee general partnership P. O. Box 48 Nashville, TN 37202	Same	034-02-4

This instrument prepared by: Boult, Cummings, Conners & Berry, (GDM)
222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, CTI Restaurants, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Tempogate, a Tennessee general partnership composed of R. Wayne Oldham and Henry R. Hillenmeyer (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,167,099.86.

Tempogate, a Tennessee partnership

By: _____
General Partner

Subscribed and sworn to before me this 11th day of June, 1986.

_____
Notary Public
My Commission Expires: 11/12/89

1. Real estate taxes for the current year.

2. Financing Statement of record in Book 5987, page 591, said Register's Office, with E. F. Hutton Credit Corporation shown as Secured Party.

3. Financing Statement of record in Book 6533, page 403, said Register's Office, with E. F. Hutton Credit Corporation shown as Secured Party.

4. Such matters as shown on the Plan of record in Book 5800, page 59, said Register's Office.

5. Easements for sanitary sewer granted The City of Goodlettsville, Tennessee by instruments of record in Book 4388, pages 597, 599 and 623, Register's Office for Davidson County, Tennessee, as located on the plat of record in Book 5800, page 59, Register's Office for Davidson County, Tennessee.

This is improved property, known as 317 Bluebird Drive, Goodlettsville, Tennessee.

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, Grantee's 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 except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer the 11th day of June, 1986.

CTI RESTAURANTS, INC.

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6886 PAGE 122

Before me, Sharon S. Bittsheaus, a Notary Public of the State and County aforesaid, personally appeared G. A. Seelbinder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of CTI Restaurants, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11th day of June, 1986.

Sharon S. Bittsheaus
Notary Public

My Commission Expires: 11/12/89

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Section Five, Echo Meadows Re-Development, of record in Book 5800, page 59, Register's Office for said County, to which Plat reference is made for a more complete description.

Being the same property conveyed to CTI Restaurants, Inc., a Tennessee corporation, by deed from Southern Hospitality Corporation of record in Book 6501, page 601, Register's Office for Davidson County, Tennessee.

10357

IDENTIFICATION REFERENCE

JUN 13 9 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL STAMP

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

RECEIVED OF _____

FOR _____

Book 6886 Page 123-A

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

CO. 1,161,099.86

3034.46 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 3046.96-
5273A06/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10357

IDENTIFICATION REFERENCE

JUN 13 9 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258858