Address New Owner:	Map-Parcel Numbers:
Cooker Corporation 5428 Linworth Road Worthington, Ohio 43085	Map: 64-16 Parcel: 8
Send Tax Bills To:	**Address of Mortgagee:**
Cooker Corporation 5428 Linworth Road Worthington, Ohio 43085	Commerce Union Bank One Commerce Place Nashville, Tennessee 37219

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 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 COOKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

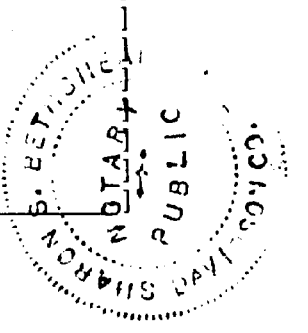
The actual consideration or value, whichever is greater, for this transfer is $755,625.00.

COOKER CORPORATION

By: _____
G. Arthur Seelbinder, President

Subscribed and sworn to before me this 5 day of November, 1986.

Sharon S. Bethshears
Notary Public
My Commission Expires: 11/12/89



CORPORATION, an Ohio corporation, (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 this reference (the "Property").

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

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of record in Book 5800, page 44, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 5880, page 320, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4770 Lebanon Road, Hermitage, Tennessee 37076.

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 Warranty Deed to be executed by its duly authorized officer this 5th day of November, 1986, but effective as of November 1, 1986.

CTI RESTAURANTS, INC.

By: _____
G. Arthur Seelbinder, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sharon S. Bethshears a Notary Public of the State and County aforesaid, personally appeared G. Arthur 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 5th day of November, 1986.

Sharon S. Bethshears
Notary Public

My Commission Expires: 11/12/89

EXHIBIT "A"

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee being Lot No. 2 on the Plan of Resubdivision of Tract No. 1, Lealand Bush Subdivision which was recorded in Book 5800, page 44, Register's Office for Davidson County, Tennessee and is more fully described as follows according to a survey of Ragan-Smith-Murphy & Associates, Inc. dated March 17, 1984 (Job No. 79-089):

Beginning at a concrete monument on the northerly right-of-way line of Lebanon Pike, 50 feet north of the present center line of said pike, said monument is 915.84 feet, more or less, west of the west right-of-way line of Big Horn Drive and proceeding as follows:

1. With the common line of Lot 2 and Gilbert S. Merritt, N 3° 43' E 238.32 feet to an iron pin; thence,

2. With the common line of Lot 2 and Miller G. Kimbrough, Trustee, N 78° 34' E 175.81 feet to an iron pin; thence,

3. With the line between Lots 2 and 1, S 14° 03' 31" E 235.92 feet to an iron pin on the northerly right-of-way line of Lebanon Pike; thence;

4. Westwardly with said line and a 2,061.04 foot radius curve to the right a distance of 249.15 feet to the point of beginning, said curve has a chord bearing and distance of S 79° 51' 57" W 248.998 feet.

BEING the same property conveyed to CTI Restaurants, Inc., a Tennessee corporation, by deed from Southern Hospitality Corporation, a Tennessee corporation, of record in Book 6501, page 606, Register's Office for Davidson County, Tennessee.

6 1 9 3 3

IDENTIFI REFERENCE

Nov 10 3 31 PM '86

FILED & WILSON TI REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7036 PAGE 396

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

755625.00- CAPIT
2115.60 CSTAX
.50 PRFE
12.00 WDE.D
CHECK 2129.10-
4496AT 11/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61933

IDENTIFICATION REFERENCE

Nov 10 3 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10516