Address New Owner:	Map-Parcel Numbers:
Cooker Corporation 5428 Linworth Road Worthington, Ohio 43085	Map: 120-5 Parcel: 198
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 $856,375.00.

COOKER CORPORATION

By: _____
G. Arthur Seelbinder,
President

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

_____
Notary Public
My Commission Expires: 11/2[illegible]

NOTARY PUBLIC SHELBY COUNTY TENNESSEE

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 4715, page 37, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants in instrument of record in Book 2796, page 604, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants in instrument of record in Book 3978, page 722, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1195 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tracts or parcels 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 and 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. Bottoms, 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 Nnovember, 1986.

Sharon S. Bottoms
Notary Public

My Commission Expires: 11/12/87

EXHIBIT "A"

BOOK 7036 PAGE 400

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Danley Corporation Subdivision of record in Book 4715, page 37, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to CTI RESTAURANTS, INC., by deed from SOUTHERN HOSPITALITY CORPORATION, of record in Book 6501, page 589, Register's Office for Davidson County, Tennessee.

6 1 9 3 4

IDENTIFICATION REFERENCE

Nov 10 3 31 PM '86

REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7036 PAGE 401

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

856375.00- CAMT
2397.92 CSTAX
.50 PRFEE
12.00 WDFEE
CHECK 2410.42-
4497A1 11/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61934

IDENTIFICATION REFERENCE

Nov 10 3 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.10517