Prepared By:
Daniel J. Parz
RED LOBSTER, a division of
GENERAL MILLS RESTAURANT
GROUP, INC.
6770 Lake Ellenor Drive
Orlando, FL 32859

GENERAL WARRANTY DEED BOOK 7178 PAGE 441

ADDRESS NEW OWNER AS FOLLOWS:	MORTGAGEE:	MAP and PARCEL NO.
Michael D. Chase c/o The Copper Cellar Corp. Post Office Box 4106 Knoxville, Tennessee 37921	General Mills Restaurant Group, Inc. 6770 Lake Ellenor Dr. Orlando, Florida 32859	Map 103-15 Parcel 48

SEND TAX BILLS TO:

NEW OWNER

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, GENERAL MILLS RESTAURANT GROUP, INC., a Florida corporation, hereinafter referred to as "Grantor", has bargained and sold, and by these presents does transfer and convey the hereinafter described property unto Copper Cellar Corporation, a Tennessee corporation, its successors and assigns, for a term of twenty (20) years commencing on March 24, 1987, and ending on March 23, 2007, and unto Michael D. Chase, his heirs and assigns, a remainder in fee simple absolute (Michael D. Chase and Copper Cellar Corporation being hereinafter sometimes collectively referred to as the "Grantees"), the property conveyed herein being that certain parcel of land described as follows:

> Land in the 24th Councilmanic District, formerly the 8th Civil District of Davidson County, Tennessee, and also being Lot No. 4 on the Lions Head Village Subdivision, a plat of which is of record in Book 5210, page 200, Register's Office for said County, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated May 4, 1979, (File No. 6283-01) and October 1, 1980 as revised February 5, 1981 (File 7389-01) as follows:
>
> BEGINNING at a point in the present northern margin of Briley Parkway (formerly White Bridge Road), said point being 439.33 feet, more or less, from the intersection of the present western margin of Post Place extended with the present northern margin of Briley Parkway extended; thence, along the present northern margin of Briley Parkway, N 54°05'05" West for a distance of 155.81 feet to a point, said point being the southwest corner of the said Carney property; thence, along Carney's western property line, N 11°35'00" E for a distance of 245.00 feet to a point; thence, S 80°07'32" E for a distance of 249.66 feet, to a point; thence, S 9°52'28" W for a distance of 165.0 feet, to a point; thence, S 35°54'55" W for a distance of 144.59 feet to a point; thence, S 80°54'55" W for a distance of 56.57 feet, to the point

of beginning, containing 1.59 acres, more or less, according to said survey.

Being the same property conveyed to General Mills Restaurant Group, Inc., by General Warranty Deed from Associated Host of Tennessee, Inc., as of record in Book 5709, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property, known as 96 White Bridge Road, Nashville, Tennessee, 37205.

This conveyance is expressly subject to the following:

1. 1987 Metropolitan Nashville and Davidson County property taxes, a lien but not due and payable, provided said taxes have been prorated between Grantor and Grantees and Grantees shall pay such taxes.

2. A Declaration of Reciprocal Rights and Restrictions, dated September 10, 1979, of record in Book 5496, Pag4e 199, Register's Office for Davidson County, Tennessee, as modified in Book 5711, Page 321, Book 5711, Page 332, Book 5711, Page 343 and Book 5711, Page 354, and as modified, if at all, by the Resubdivision of Lots 1 and 2, Lions Head Village, a plat of which is of record in Book 5210, Page 242, Register's Office for Davidson County, Tennessee.

3. The Plan of Lions Head Village shows an Owner's Certificate, a minimum building setback line from Briley Parkway of twenty (20) feet along the lot's southerly boundary line, a minimum building setback line of sixty (60) feet along the lot's westerly boundary line, public utility easements, no access to Briley Parkway and other matters upon said plan of record in Book 5210, page 200, said Register's Office.

4. A permanent easement conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5490, Page 478, said Register's Office.

5. Easement for sewers of record in Book 3376, Page 102, said Register's Office.

6. Right-of-Way Agreement to Gulf Interstate Gas Company, of record in Book 2203, Page 577, Register's Office for Davidson County, Tennessee.

7. Agreement between General Mills Restaurant Group, Inc., and Columbia Gulf Transmission Company dated January 17, 1981, of record in Book 5702, Page 334, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, as their interests appear above, their heirs, successors and assigns, forever.

Grantor does covenant with Grantees that it is the lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unemcumbered except as provided above. 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 Grantees, as their interests appear above, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the undersigned duly authorized officers on this the 18th day of March, 1987.

GENERAL MILLS RESTAURANT GROUP, INC.

By: George T. Williams
Its: Vice President

Attest: Daniel J. Parz
Its: Assistant Secretary

07217 IDENTIFICATION REFERENCE
MAR 24 1 26 PM '87
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George T. Williams and Daniel J. Parz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Vice President and Assistant Secretary, respectively; of General Mills Restaurant Group, Inc., the within named bargainor, a corporation, and that they as such Vice President and Assistant Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said George T. Williams as such Vice President and attesting the same by the said Daniel J. Parz as such Assistant Secretary.

WITNESS my hand and official seal, at Orlando, Florida, this 18th day of March, 1987.

Brenda McDonald
Notary Public, State of Florida

Notary Public, State of Florida at Large
My Commission Expires September 30, 1990

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,000,000.00.

Michael A. Chase
AFFIANT

Subscribed and sworn to before me, this 23rd day of March, 1987.

Notary Public

My Commission Expires: 7-11-90

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

RECEIVED OF _____

FOR _____

BOOK 7178 PAGE 441

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
		1,000,000.00 CONV.		

2300.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 2309.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07217

IDENTIFI REFERENCE

MAR 24 1 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60742