Bob o

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 393,662.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 1989

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

BOOK 7780 PAGE 940

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Ryan's Family Steak Houses, Inc. (NAME)	Same (NAME)	Map 86
405 Lancaster Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 09
Greer, South Carolina 29651 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. Jackson's Court Yard, a partnership composed of William J. Gregg, Sr., Robert Anderson, Leroy Norton, Jr. William J. Gregg, Jr. and Richard Pierce King HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan's Family Steak Houses, Inc.

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 1, on the Plat of Jackson's Courtyard, of record in Book 6900, page 835, Register's Office for Davidson County, Tennessee.

BEGINNING a: a point situated in the southerly margin of Lebanon Pike; thence along the southerly margin of Lebanon Pike, N46°45'00"E, 246.73 feet to a point; thence leaving the southerly margin of Lebanon Pike, around a curve to the left having a central angle of 11°14' 50", a radius of 25.0 feet, a length of 4.91 feet, a tangent of 2.46 feet and a chord which bears S45°33'30"E, 4.90 feet to a point; thence, S51°10'55"E, 90.44 feet to a point; thence, around a curve to the right having a central angle of 44°22'30", a radius of 26.41 feet, a length of 20.45 feet, a tangent of 10.77 feet and a chord which bears S28°59'40"E, 19.95 feet to a point; thence, S06°48'44"E, 101.81 feet to a point; thence, around a curve to the right having a central angle of 45°20'03", a radius of 21.55 feet, a length of 17.05 feet, a tangent of 9.00 feet and a chord which bears S15°51'34"W, 16.61 feet to a point; thence S38°31'53"W, 190.79 feet to a point; thence, N51°28'07"W, 49.20 feet to a point; thence, N46°45'02"E, 44.45 feet to a point; thence, N52°03'57"W, 185.00 feet to the point of beginning, and containing 49,207.86 square feet.

BEING part of the same property conveyed to Jackson's Court Yard, a partnership composed of William J. Gregg, Sr., Robert Anderson, Leroy Norton, Jr., William J. Gregg, Jr. and Richard Pierce King, by Quitclaim Deed from William Gregg, Sr., Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary, of record in Book 7285, page 869, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 6900, page 835, and such easements and setback lines of record in Book 6900, page 835, said Register's Office.

Easements of record in Book 1272, page 504, Book 4902, page 988, Book 5095, page 239 and Book 5974, page 532, along with easement establishing cross easement parking being recorded simultaneously herewith.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

unimproved XX
This is improved ( ) property, known as 3435 Lebanon Pike (House Number) (Street) Hermitage, Tennessee 37076 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 3RD day of February, 1989

Jackson's Court Yard

By: William J. Gregg, Sr.

By: Robert Anderson

By: Leroy Norton, Jr.

By: William J. Gregg, Jr.

By: Richard Pierce King

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7780 PAGE 941

Personally appeared before me, _____
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

STATE OF TENNESSEE }
Davidson COUNTY }

(AFFIX SEAL)

Personally appeared before me, William J. Gregg, Sr., Robert Anderson, Leroy Norton, Jr., William J. Gregg, Jr. and Richard Pierce King
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he Y executed the within instrument for the purposes therein contained, and who further acknowledged that ~~they is~~ are the partners in Jackson's Court Yard
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 3rd day of February 19 89.

My Commission Expires 5/13/89

Kathleen Gilbert
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Jackson's Court Yard, a partnership

TO
Ryan's Family Steak Houses, Inc.

IDENTIFICATION REFERENCE

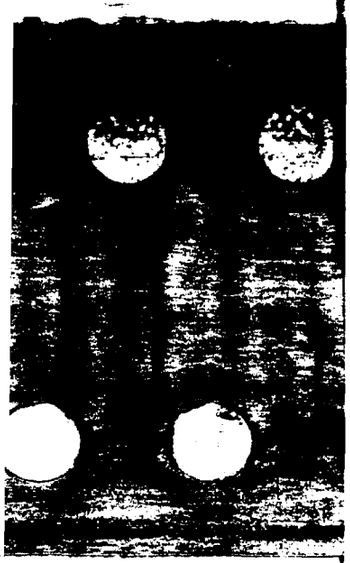
Feb 27 4 11 PM '89
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

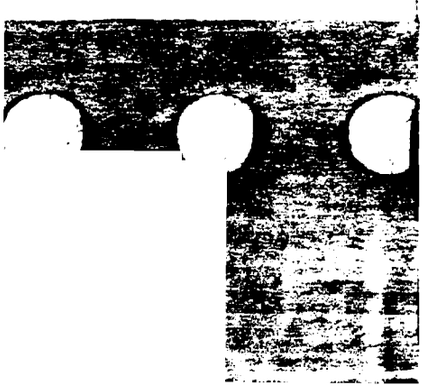
11982

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

0766 02/27 0101 03CHECK 1305.71





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

RECEIVED OF _____

FOR _____

BOOK 7780 PAGE 942

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 393662.88
CON TX 1299.21
PRFEE 0.50
MISC 6.00
TOTAL 1305.71
CHECK 1305.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/89 01 16:13 0001 0766

11982

IDENTIFICATION REFERENCE

Feb 27 4 11 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185190