BOOK 7811 PAGE 747

APR 7 11 36 AM '89

22986

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me this 7th day of April, 1989.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Chili's, Inc. **6820 LBJ Freeway** **Suite 200** **Dallas, Texas 75240** **ATTN: General Counsel**	**Same**	**34-2, Parcel 70**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RCM Realty, Inc.,** a Tennessee corporation, ("the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Chili's, Inc.,** a Delaware Corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot "J" on the Resubdivision of Lot "J" Rivergate Park, as of record in Book 4300, page 142, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Gallatin Road, said point being the common front corner of Lots "J" and "K" on said plan; thence North 54° 37' 04" West along the line between said two lots a distance of 236.12 feet to a point; thence continuing with the line between said two lots North 74° 30' West a distance of 100.23 feet to a point which is the common rear corner of said two lots; thence North 15° 30' East, along the margin of an access, drainage and utilities easement, 35 feet to a point; thence South 74° 30' East 155.00 feet to a point; thence North 25° 47' East 199.67 feet to a point in the southeasterly margin of an access easement; thence along said margin of said access easement South 41° 55' East 245.00 feet to a monument in the northwesterly margin of Gallatin Road; thence southwardly along said margin of Gallatin Road along a curve having a radius of 985.00 feet, a distance of 134.76 feet to a monument; thence continuing along said margin of said Road, South 35° 22' 56" West, 60.20 feet to the point of beginning.

Being the same property conveyed to Grantor by Star Enterprise of record in Book 7811, page 741, Register's Office for Davidson County, Tennessee.
This conveyance is subject to the following:

1. Taxes for 1989, which have been prorated between the parties and are assumed by the Grantee subject to further adjustment between the parties as described in paragraph 10 of that Certain Sale and Purchase Agreement dated October 31, 1988 as executed by Grantor and Grantee.

2. Matters shown on the Plan of record in Book 4300, page 142, Register's Office for Davidson County, Tennessee.

3. Surveyor's Certificate of Correction in Book 4565, page 616, Register's Office for Davidson County, Tennessee.

4. As a part of the consideration for this conveyance, Grantee covenants and agrees that for a period of ten (10) years from the date hereof, the premises conveyed herein shall not be used for the sale, advertising or storing of any petroleum products for resale or wholesale distribution or the displaying of the trademark or symbol of any petroleum products, supplies or manufacturers, it being understood that this covenant shall be a covenant running with the land and shall be binding upon Grantee and Grantee's successors and assigns.

This is improved property known as 1998 Gallatin Road, Nashville,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, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that he 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 above.

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

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of April 7, 1989.

RCM Realty, Inc.

By: Ronald A.W. Young
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald A.W. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of RCM Realty, Inc., the within named Grantor, a corporation and that he/she as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and seal, at office in Nashville TN, Davidson County, Tennessee this 7th day of April, 1989.

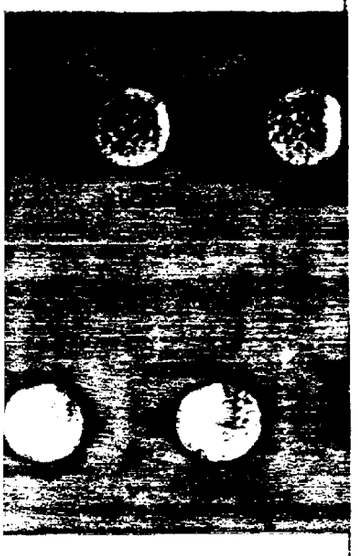
Notary Public

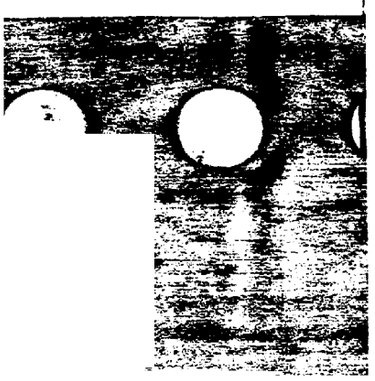
My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

3472 04/07 01:01 02CHECK 2484.50





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

RECEIVED OF _____

FOR _____

BOOK 7811 PAGE 750

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	750000.00
CO% TX	2475.00
PRFEE	0.50
WDEED	9.00
TOTAL	2484.50
CHECK	2484.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 36 0001 3472

22986

IDENTIFICATION REFERENCE

APR 7 11 36 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 197888