Map 92-15
Parcel 155 File 18

BOOK 8033 PAGE 130

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of January, 1990, by and between **JOSEPH L. HARRISON**, party of the first part, and **ROBERT M. ROGERS**, party of the second part.

W I T N E S S E T H :

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part all of Grantor's one-half undivided interest in the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, to-wit:

BEGINNING at a point, the intersection of the north right-of-way line of West End Avenue and the east right-of-way line of Twenty-Fourth Avenue North;

Thence with the east right-of-way line of Twenty-Fourth Avenue North, North 32 Deg 41 Min 55 Sec West, 160.00 Feet to a point, the intersection of the east right-of-way line of Twenty-Fourth Avenue North and the south right-of-way line of an alley;

Thence with the south right-of-way line of alley, North 57 Deg 18 Min 05 Sec East, 100.00 Feet to a point, a common corner with Ernest Moore, Jr. in the south right-of-way line of alley;

Thence with Moore, South 32 Deg 41 Min 55 Sec East, 160.00 Feet to a point, a common corner with Ernest Moore, Jr. in the north right-of-way line of West End Avenue;

Thence with the north right-of-way line of West End Avenue, South 57 Deg 18 Min 05 Sec West, 100.00 Feet to the point of Beginning.

Being the same property conveyed to Robert M. Rogers and Joseph L. Harrison by Warranty Deed recorded at Book 7027, Page 748 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said party of the second part, its successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for the terms and conditions of a certain Ground Lease Agreement, as evidenced by a Memorandum of Lease recorded at Book 7651, Page 296 in said Register's Office, and that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons.

Grantor hereby transfers, conveys and assigns unto Robert M. Rogers all rights and obligations that Grantor may have under a certain Ground Lease Agreement dated the 1st day of September,

1988, a Memorandum of Lease of which is recorded at Book 7651, Page 296 in said Register's Office.

RMR-JLH Partnership, Ltd., a Tennessee general partnership, joins herein to grant, bargain, sell, quitclaim, assign and convey unto Robert M. Rogers any and all right, title and interest that it may have in either the aforedescribed property or Ground Lease Agreement.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS the signature of the parties hereto the day and year first above written.

Joseph L. Harrison
JOSEPH L. HARRISON

RMR-JLH PARTNERSHIP, LTD.

By: Robert M. Rogers
Robert M. Rogers
General Partner

By: Joseph L. Harrison
Joseph L. Harrison,
General Partner

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

On this 5th day of January, 1990, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOSEPH L. HARRISON, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office, the day and year above written.

Marybel R. Maxwell
Notary Public

My Commission Expires:
May 2, 1990

NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Ben C. Adams Jr., a Notary Public in and for said State and County duly commissioned and qualified, ROBERT M. ROGERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of RMR-JLH PARTNERSHIP, LTD., a general partnership (the "Maker") and is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 25th day of January, 1990.

Ben C Adams
Notary Public

My Commission Expires:

6-15-93

STATE OF TENNESSEE
COUNTY OF [redacted] RUTHERFORD

Personally appeared before me, Virginia G. Maxwell, a Notary Public in and for said State and County duly commissioned and qualified, JOSEPH L. HARRISON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of RMR-JLH PARTNERSHIP, LTD., a general partnership (the "Maker") and is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 8th day of January, 1990.

Virginia G. Maxwell
Notary Public

My Commission Expires:

May 2, 1990

* *

PROPERTY ADDRESS:
2322 West End Avenue
Nashville, Tennessee 37203

MAIL TAX BILLS TO: (Person or Agency responsible for payment of taxes)
Chili's, Inc.
6820 LBJ Freeway, Suite 200
Dallas, Texas 75240

THIS INSTRUMENT PREPARED BY:
Jack E. Melvin, Jr.
Suite 308, 6750 Poplar
Memphis, Tennessee 38138

State Tax	$ 1,473.78
Register's fee	.50
Recording fee	12.00
Total	$ 1,486.28

T.G. #

RETURN TO: Jack E. Melvin, Jr.

JEM7/F1249-02

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 446,523.47, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Robert M. Rogers
Affiant

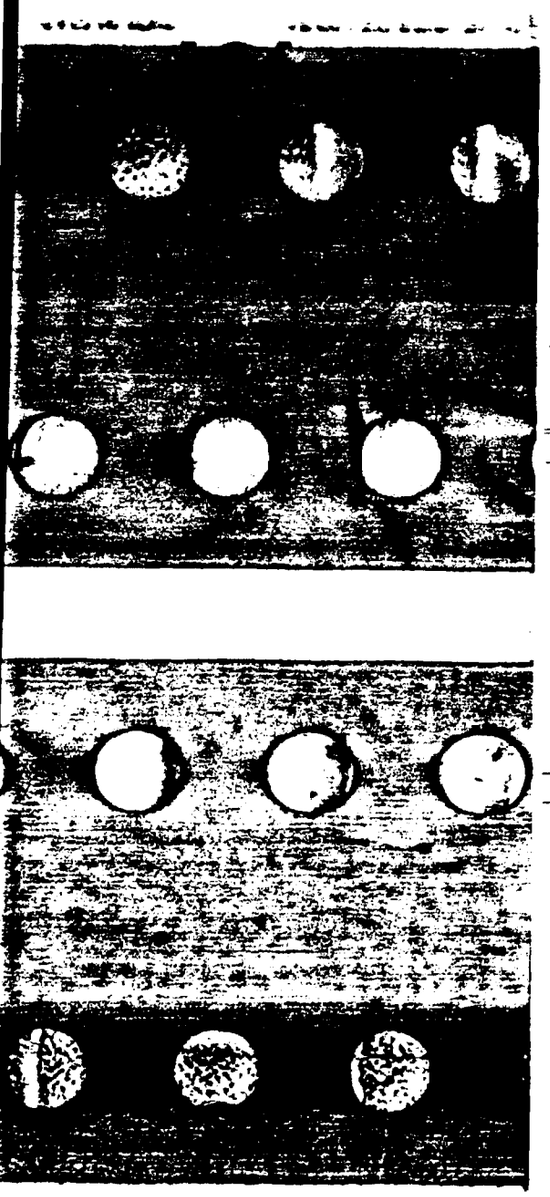
SUBSCRIBED AND SWORN TO BEFORE ME this 25th day of January, 1990.

Ben C. Quinn
Notary Public

My Commission Expires:
6-15-93

5589 01/26 0101 03CHECK 1486.45

IDENTIFICATION



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

RECEIVED OF _____

FOR _____

BOOK 8033 PAGE 134

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

CAMT 446523.47
CON TX 1473.45
PRFEE 1.00
WDEED 12.00
TOTAL 1486.45
CHECK 1486.45

01/26/90 01 12:11 0001 6589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99290

IDENTIF. REFERENCE

JAN 26 12 14 PM '90

DAVIDSON COUNTY TN

No. 287158