Source of Grantor's interest in real property herein described: Deed of record in Deed Book 6901, Page 933 in the Office of the Register of Deeds for Davidson County, Tennessee.

This instrument prepared by:

Bryant W. Burke
VINSON & ELKINS
3700 Trammell Crow Center
2001 Ross Avenue
Dallas, Texas 75201
(214) 220-7778

Map 120-5
Par 205

QUITCLAIM DEED

THIS INDENTURE is made this 24th day of April, 1990, by and between LDB Properties, Inc., a Texas corporation hereinafter referred to as "Grantor", and Mr. Gatti's Inc., a Texas corporation, hereinafter referred to as "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has released and QUITCLAIMED, and does hereby release and QUITCLAIM unto the said Grantee that certain real property described in Exhibit A attached hereto and incorporated herein by reference, and all of the estate, right, title and interest of Grantor therein, with the hereditaments and appurtenances thereto appertaining.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal that date first above written.

LDB PROPERTIES, INC., a Texas corporation

By: _____
Ivan Irwin, Jr., Vice President

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ivan Irwin, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of LDB Properties, Inc., the within named bargainor, a Texas corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand, at office, this 24th day of April, 1990.

Charmaine O'Rourke
Notary Public, State of Texas

(Printed or Typed Notary Name)
My Commission Expires: _____

CHARMAINE O'ROURKE
Notary Public, State of Texas
My Commission Expires 09-19-92

Store # 714

Exhibit "A"

LEGAL DESCRIPTION

TRACT I: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Stardust Commercial Park, Section 1, of record in Book 5190, page 76, Register's Office for said County, and being more particularly described according to a survey dated February 28, 1978, No. 5566-02, by Barge, Waggoner, Sumner and Cannon, Surveyors, as follows:

BEGINNING at a point in the north margin of Murfreesboro Pike, 270 more or less feet westerly from the centerline of Jupiter Drive; thence with Murfreesboro Pike, N 48° 49' W, 145.00 feet to a point; thence N 45° 41' E, 220.00 feet to a point; thence S 48° 49' E, 35.51 feet to a concrete monument; S 03° 48' W, with Stardust Acres Subdivision 87.24 feet to a concrete monument; thence, S 48° 49' E, 51.06 feet to a point; thence S 45° 41' W, 150.46 feet to the point of beginning, containing 0.60 acres, more or less.

TRACT II:

EASEMENT NO. I: A 5 foot wide Joint Access and Parking Easement along the common line between Lots 2 and 3, as shown on the Plan of the Resubdivision of Lot No. 2 and Reserved Parcel No. 2, Stardust Commercial Park, Section One, of record in Book 5190, page 76, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the common boundary line between said Lots 2 and 3, said point being 30 feet from the north margin of Murfreesboro Pike, the intersection of such common lot line with the north margin of Murfreesboro Pike, being 265 more or less feet northwest of the centerline of Jupiter Drive; thence North 45° 41' East, 120.46 feet to a point; thence South 48° 49' East 5 feet to a point; thence South 45° 41' West 120.46 feet to a point; thence North 48° 49' West, 5.0 feet to the point of beginning.

EASEMENT NO. II: Land in Davidson County, Tennessee, being all of Reserve Parcel 1, Stardust Commercial Park, Section I, of record in Book 5190, page 66, Register's Office for said County, and more particularly described according to a survey dated February 23, 1978, by Barge, Waggoner, Sumner and Cannon, Surveyors, as follows:

BEGINNING at the southwesterly corner of Lot No. 1 being a point in the northerly margin of Murfreesboro Pike; thence N 48° 49' W, 50.15 feet to a point; thence N 45° 41' E, with Uthman Property, 220.0 feet to a point; thence S 48° 49' E, 50.15 feet to a point; thence with the northwesterly side of Lot No. 1, S 45° 41' W, 220.0 feet to the point of beginning.

Exhibit "A"

(continued)

EASEMENT NO. III: A 30 foot wide joint access and common driveway easement along the north margin of Murfreesboro Pike serving Lots 1, 2 and 3 of Stardust Commercial Park, Section One, described as follows:

BEGINNING at a point on the north margin of Murfreesboro Pike, 615 more or less feet northwest of the certerline of Jupiter Drive; thence N 45° 41' E, 30.09 feet to a point; thence S 48° 49' E 200.00 feet to a point; thence S 45° 41' W, 30.09 feet to a point on the west margin of Murfreesboro Pike; thence with said margin, N 48° 49' W, 200.00 feet to the point of beginning.

BEING the same property conveyed to Southern Hospitality Corporation by deed from Restaurant Management Corporation of Tennessee of record in Book 6262, page 504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LDB Properties, Inc., a Texas corporation, by Southern Hospitality Corporation, by deed recorded in Book 6901, Page 933, Register's Office of Davidson County, Tennessee.

I hereby swear and affirm that the actual consideration for this Quitclaim Deed is $1.00.

Affiant

Subscribed and sworn to before me this 24th day of April, 1990.

CHARMAINE O'ROURKE
Notary Public, State of Texas
My Commission Expires 09-19-92

Notary Public, State of Texas
My Commission Expires:_____

Name and Address of Property Owner:

Name: Mr. Gatti's, Inc.
Address: 444 Sidney Baker South
P. O. Box 1522
Kerrville, TX 78029-1522

Name and Address of Person or Entity responsible for payment of real property taxes:

Name: Mr. Gatti's, Inc.
Address: 444 Sidney Baker South
P. O. Box 1522
Kerrville, TX 78029-1522

corld:\mrg100\davidson.qcd

2 1 9 2 1

IDENTIF. TREFERENCE

Apr 26 12 03 PM '90

RUSK

4852 04/26 0101 03CHECK 15.00