RETURN TO:
COMMONWEALTH TITLE
333 GALLATIN RD S
MADISON, TN 37115

This instrument was prepared by:
Jay L. Tobin
Chili's, Inc.
6820 LBJ Freeway, Suite 200
Dallas, Texas 75240

BOOK 8231 PAGE 84

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Modernage, Inc. 6820 LBJ Freeway Suite 200 Dallas, TX 75240 Attn: General Counsel	Modernage, Inc. 6820 LBJ Freeway Suite 200 Dallas, TX 75240 Attn: Property Accounting	34-2 Parcel 70

4259 11/05 0101 03CHECK 9.00

QUITCLAIM DEED

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

There is no monetary consideration for this conveyance. This is a transfer pursuant to Statute 67-4-409, therefore no Transfer Tax is due.

Affiant

JAMIE AWTRY
My Commission Expires
February 12, 1994

SUBSCRIBED AND SWORN to before me this 2nd day of October, 1990.

Notary Public

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby ex pressly acknowledged, CHILI'S, INC., a Delaware corporation, hereinafter referred to as "Grantor", does hereby quitclaim and convey unto the said MODERNAGE, INC., a Delaware corporation, hereinafter referred to as "Grantee", its successors, and assigns, all right, title and interest of Grantor in and to that certain real property, together with any buildings and improvements thereon, situated in the County of Davidson, State of Tennessee (the "Property"), and more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

This Quitclaim Deed is made and accepted expressly subject to any easements, restrictions or conditions of record affecting title to the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on October 22, 1990, to be effective as of July 1, 1990.

GRANTOR:

CHILI'S, INC., a Delaware corporation

By: _____
James R. Parish, Executive Vice President, Chief Financial Officer and Treasurer

70016

IDENTIF. REFERENCE

Nov 5 9 34 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 22nd day of October 1990, by James R. Parish, Executive Vice President, Chief Financial Officer and Treasurer of Chili's, Inc., a Delaware corporation, on behalf of said corporation.

JAMIE AWTRY
My Commission Expires
February 12, 1994

Jamie Awtry
Notary Public, State of Texas

EXHIBIT A

Property

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 RCM Realty, Inc. of record in Book 7811, page 747, Register's Office for Davidson County, Tennessee.