THIS INSTRUMENT PREPARED BY: JAMES A. HARTMAN, P.A.
POST OFFICE BOX 2031
ORLANDO, FLORIDA 32802

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, BOURNE & SENEFF INVESTMENTS, a Florida general partnership, GRANTOR, hereby conveys and quitclaims unto NASHVILLE FAMILY RESTAURANTS REAL ESTATE JOINT VENTURE, a Florida general partnership, GRANTEE, its successors and assigns, all of GRANTOR's right, title and interest in and to the following described real estate, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

IN TESTIMONY WHEREOF, GRANTOR has hereunto set its signature on this 16th day of July, 1991.

BOURNE & SENEFF INVESTMENTS,
a Florida general partnership

By: _____
James M. Seneff, Jr., general partner

By: _____
Robert A. Bourne, general partner

5437.9 ENTIRE REFERENCE 3 08 PM '91

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James M. Seneff, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself to be the general partner of BOURNE & SENEFF INVESTMENTS, a Florida general partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND and official seal at office in said County this 16th day of July, 1991.

JO ANN ABRAMOWITZ
My Commission expires
Oct. 2, 1994

_____
Notary Public
My Commission Expires: 10/2/94

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert A. Bourne, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the general partner of BOURNE & SENEFF INVESTMENTS, a Florida general partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND and official seal at office in said County this 16th day of July, 1991.

JO ANN ABRAMOWITZ
My Commission expires
Oct. 2, 1994

_____
Notary Public
My Commission Expires: 10/2/94

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $10.00.

_____

Subscribed and sworn before me this 16th day of July, 1991.

JO ANN ABRAMOWITZ
My Commission expires
Oct. 2, 1994

_____, Notary Public

2896 10/10/91 10:24 AM

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Map Parcel Numbers
150-10-180
16W 05130

ADDRESS OF NEW OWNER
AND SEND TAX BILLS TO:

NASHVILLE FAMILY RESTAURANTS REAL
ESTATE JOINT VENTURE
400 East South Street, Suite 500
Orlando, Florida 32801

270\286A\061091

6.00

File No. 91-0449
G No. 273359

Exhibit A

A tract of land in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee, being Parcel 180 on Tax Map 105-10 and being the westerly remaining part of Lot 101 and the southwesterly 41.5 feet of Lot 100 Waverly Land Company's Plan of Lots called "Waverly Place" as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, (part of lots appear to be taken for right-of-way of 8th Avenue South) and being more particularly described together as follows:

Beginning at an iron pin set on the westerly right-of-way line of 8th Avenue South (as widened) at the present common corner of Lots 101 and 102 "Waverly Place." Said iron pin being S 00 deg. 35' 00" W, 301.68 feet from a point at the southerly end of the southwesterly return curve at 8th Avenue South and Wedgewood Avenue (formerly called Acklen Avenue) as measured along the westerly right-of-way line of 8th Avenue South; thence, with the common line between Lots 101 and 102, N 88 deg.. 08' 03" W, 198.73 feet to a R/R spike set on the easterly right-of-way line of Alley No. 661; thence, with the easterly right-of-way of Alley No. 661 (being 15 feet wide) N 1 deg. 54' 14" E, 181.50 feet to an iron pin set at the southwesterly corner of Exxon Corporation, as of record in Book 2092, page 75, Register's Office for Davidson County, Tennessee; thence, with the common line of Exxon and the herein described tract, S 88 deg. 07' 45" E, 194.55 feet to an existing iron pipe on the westerly right-of-way line of 8th Avenue South, (as widened); thence, with the westerly right-of-way line of 8th Avenue South (as widened) S 00 deg. 35' 00" W, 181.50 feet to the point of beginning, and containing 35,688 square feet or 0.819 acres, more or less.

BEING the same property conveyed to BOURNE & SENEFF INVESTMENTS, A FLORIDA GENERAL PARTNERSHIP, by deed from CULLIGAN FIREPROTECTION, INC., AN INDIANA CORPORATION, of record in Book 8181, page 316, Register's Office for Davidson County, Tennessee.

MINNESOTA TITLE