BOOK 10184 PG 726

This Instrument Prepared By:
CORBETT, CROCKETT & VAN SLYKE
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Logan's Roadhouse 565 Marriot Drive Suite 490 Nashville, TN 37214	Same	Map 34-6 Parcel 34

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledge, Ronald P. Underberg ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Logan's Roadhouse, Inc. ("Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described on Exhibit A hereto, which description is incorporated herein by this reference.

[See Exhibit A for description]

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Real estate taxes for the year 1996, a lien but not yet due and payable.

(2) All matters shown on the survey of Wamble & Associates dated August 2, 1996, and revised august 7, 1996 bearing Wamble & Associates File No. 231-0196.

(3) [Exception 3 Intentionally Omitted]

(4) Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7625, Page 632, Register's Office for Davidson county, Tennessee, as amended by instrument of record in Book 7660, Page 478, said Register's Office, and as further amended by instrument of record in Book 8194, Page 851, said Register's Office.

(5) All matters shown on the Plan of Record in Plat Book 6900, Page 813, Register's Office for Davidson County, Tennessee.

(6) Unrecorded lease by and between Bo's Boots, LP, a Tennessee limited partnership and Ronald Underberg, an individual, dated May 27, 1993.

(7) Unrecorded lease by and between Samba Industries, Inc., a Tennessee corporation and Ronald Underberg, an individual, dated June 17, 1993.

(8) Unrecorded Security Agreement and Assignment of Certificate of Deposit by and between Ronald Underberg and Samba Industries, Inc., a Tennessee corporation, dated August 26, 1993.

This is improved property known as 1717 and 1719 Gallatin Road, Madison, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

Pauline Underberg, wife of Ronald Underberg, joins in this conveyance for the purpose of conveying any interest which she may have in the Property.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 7 day of August, 1996.

Ronald P. Underberg

Pauline Underberg

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public, **Ronald P. Underberg**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of August, 1996.

Notary Public

My Commission Expires: Dec 29, 1996

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public, **Pauline Underberg**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of August, 1996.

Notary Public

My Commission Expires: Dec 29, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Sworn to and subscribed before me this 7th day of September 1996.

Notary Public

My Commission Expires: 11-22-97

EXHIBIT "A"

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DEED DESCRIPTION
LOT ONE, SECTION ONE
RIVERGATE STATION

PROPERTY LOCATED IN THE 10TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING LOT ONE ON THE FINAL SUBDIVISION PLAT OF SECTION ONE, RIVERGATE STATION AS OF RECORD IN PLAT BOOK 6900, PAGE 213 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN AS-BUILT SURVEY PREPARED BY WAMBLE AND ASSOCIATES, DATED AUGUST 2, 1996, AND REVISED ON AUGUST 7, 1996, AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING A P. K. NAIL(NEW) ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MYATT DRIVE, BEING 247.46 FEET SOUTHEAST OF THE SOUTH RIGHT-OF-WAY LINE OF GALLATIN ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND A COMMON CORNER WITH LOT TWO, SECTION ONE, RIVERGATE STATION AS OF RECORD IN PLAT BOOK 6900, PAGE 213, R.O.D.C., TN.; THENCE, FOLLOWING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST 27.63 FEET TO AN IRON ROD(NEW); THENCE, SOUTH 33 DEGREES 04 MINUTES 00 SECONDS EAST 134.92 FEET TO A CONCRETE MONUMENT(OLD); THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 16 MINUTES 00 SECONDS, A RADIUS OF 5,774.58 FEET, AN ARC LENGTH OF 26.88 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 33 DEGREES 11 MINUTES 33 SECONDS EAST 26.88 FEET TO AN IRON ROD(NEW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE NORTHEAST CORNER OF LOT ONE ON THE REVISED FINAL PLAT OF THE FIRST ADDITION OF ARMSTRONG COMMERCIAL AREA AS OF RECORD IN PLAT BOOK 5190, PAGE 235, R.O.D.C., TN.; THENCE, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND FOLLOWING THE NORTH LINE OF SAID LOT ONE, ARMSTRONG COMMERCIAL AREA SOUTH 57 DEGREES 42 MINUTES 00 SECONDS WEST 383.54 FEET, PASSING THE NORTHWEST CORNER OF SAID LOT ONE, ARMSTRONG COMMERCIAL AREA AT 251.22 FEET, TO A P.K. NAIL(NEW), BEING A COMMON CORNER WITH THE AFOREMENTIONED LOT TWO, SECTION ONE, RIVERGATE STATION AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, FOLLOWING COMMON LINES WITH SAID LOT TWO, SECTION ONE, RIVERGATE STATION NORTH 41 DEGREES 32 MINUTES 06 MINUTES WEST 107.40 FEET TO A P. K. NAIL(NEW), BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, CONTINUING WITH SAID COMMON LINES NORTH 28 DEGREES 30 MINUTES 10 SECONDS EAST 170.94 FEET TO A P. K. NAIL(NEW); THENCE, NORTH 57 DEGREES 42 MINUTES 00 SECONDS EAST 248.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,508.38 SQUARE FEET OR 1.57 ACRES.

BEING THE SAME PROPERTY CONVEYED TO RONALD UNDERBERG FROM RIVERGATE STATION, INC., A TENNESSEE CORPORATION AS OF RECORD IN DEED BOOK 7624, PAGE 723, R.O.D.C., TN.

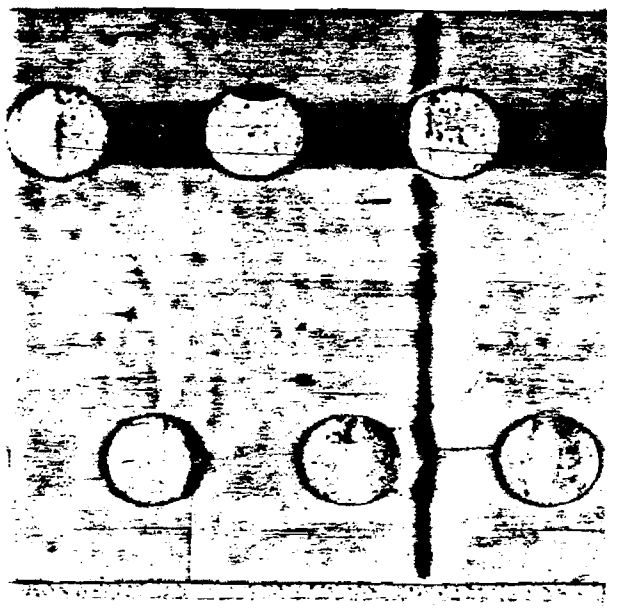
JIMMY C YATES
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1592

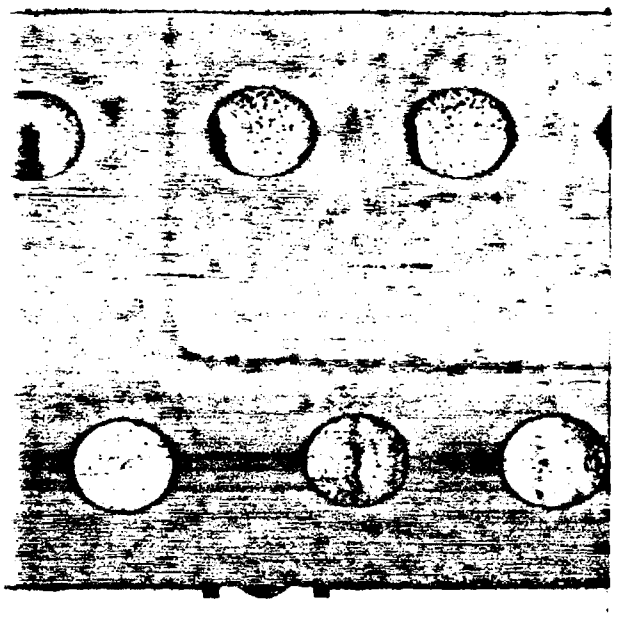
6213 09/10 0101 03CHECK 5567.00

0223097
IDENTIFICATION REFERENCE

96 SEP 10 AM 10:16
FELIX A. ELLINGTON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 10184 PG 730

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	
				1500000.00
			CON TX	5550.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	5567.00
			CHECK	5567.00
09/10/96	01	10:18	0001	6213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02223097
IDENTIF. # REFERENCE

96 SEP 10 AM 10: 17
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1028689