22

LIMITED
WARRANTY DEED

STATE OF TENNESSEE BOOK 10717 PAGE 611
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RESTAURANT CORPORATION MGMT (NAME)	SAME (NAME)	133-0-116
3798 NOLENSVILLE ROAD (ADDRESS)	(NAME)	06DA-36910
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IPF/WINDLANDS LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RESTAURANT CORPORATION MGMT. D/B/A FLORIDA SEAFOOD KITCHEN, A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5, ON THE PLAN OF REVISED, RESUBDIVISION OF LOTS 4 AND 5 WINDLAND CENTER OF RECORD IN BOOK 5190, PAGE 300, AS CORRECTED IN BOOK 5499, PAGE 596, REGISTER'S OFFICE FOR SAID COUNTY AS IS FURTHER DESCRIBED ACCORDING TO A SURVEY BY RAGAN-SMITH ASSOCIATES, DATED OCTOBER 16, 1997, REVISED NOVEMBER 26, 1997, JOB NO. 97-039, AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE EASTERLY RIGHT-OF-WAY OF NOLENSVILLE PIKE; THENCE WITH SAID RIGHT-OF-WAY NORTH 45 DEGREES 43 MINUTES 45 SECONDS WEST 212 FEET (SHOWN ON PLAT AS NORTH 41 DEGREES 09 MINUTES 25 SECONDS WEST 212.00 FEET) TO A P.K. NAIL SET IN THE COMMON LINE BETWEEN LOT NOS. 4 AND 5 OF SAID WINDLAND CENTER; THENCE WITH SAID COMMON LINE, NORTH 44 DEGREES 13 MINUTES 17 SECONDS EAST 200.56 FEET (SHOWN ON PLAT AS NORTH 44 DEGREES 13 MINUTES 17 SECONDS EAST 200.00 FEET) TO AN EXISTING P.K. NAIL; THENCE ALONG THE COMMON LINE WITH LOT NO. 4, SOUTH 45 DEGREES 44 MINUTES 24 SECONDS EAST 212.15 FEET (SHOWN AS SOUTH 41 DEGREES 09 MINUTES 25 SECONDS EAST 211.85 FEET) TO AN EXISTING IRON PIN; THENCE LEAVING SAID COMMON LINE, SOUTH 44 DEGREES 15 MINUTES 50 SECONDS WEST 200.60 FEET (SHOWN ON PLAT AS SOUTH 48 DEGREES 48 MINUTES 00 SECONDS WEST 200.00 FEET) TO THE POINT OF BEGINNING.

BEING part of the same property conveyed to IPF/WINDLANDS LIMITED PARTNERSHIP,

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 3798 NOLENSVILLE PIKE, NASHVILLE, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

/ CLAIMING THE SAME BY, THROUGH, OR UNDER ME, BUT NOT FURTHER OR OTHERWISE

Witness my hand this day of DECEMBER, 19 97

IPF/WINDLANDS LIMITED PARTNERSHIP
By: HR/Windlands L.P.
By: Windlands Properties Corp.
By:
Kenneth A. Rosen, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF NEW YORK)
COUNTY OF NASSAU)

Before me, the undersigned, a Notary Public within and for the State of New York and County aforesaid, personally appeared Kenneth A. Rosen, President of Windlands Properties Corp., the general partner of HR/Windlands L.P., the general partner of IPF/Windlands Limited Partnership, the within named bargainor, and corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the same of the corporation, by the said President, and attesting the same.

Witness my hand and official seal at office of Bart and Schwartz, on this 9th day of December 1997.

My commission expires_____

Lawrence J. Schwartz
Notary Public
LAWRENCE J. SCHWARTZ
Notary Public, State of New York
No. 30-4869523
Qualified in Nassau County
Commission Expires August 11, 1998

*** LEGAL DESCRIPTION CONTINUATION

by deed from The Equitable Life Assurance Society of the United States, of record in Book 10495, page 683, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown on the recorded Plat.

SOURCE OF DESCRIPTION: ABOVE PLAT OF RECORD

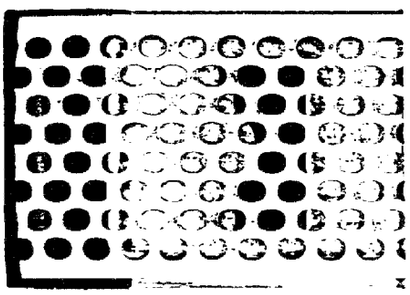
0037 12/11 0101 03CHECK 2044-00

PICK-UP

IDENTIFICATION REFERENCE 03791 23

97 DEC 11 PM 1:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10717 PG 613

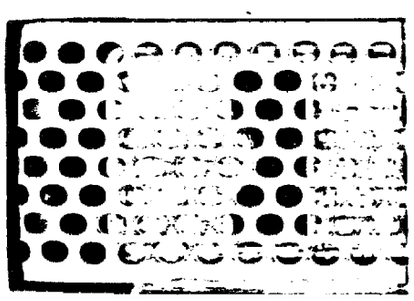
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	550000.00
CON TX	2035.00
PRFEE	1.00
WDEED	8.00
TOTAL	2044.00
CHECK	2044.00

12/11/97 01 14:24 0001 0037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0379123
IDENTIF. & REFERENCE

97 DEC 11 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1230814