Rev 49

(1)

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (JSK)
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

BOOK 11254 PAGE 102

Address New Owner as follows:
Rivergate Ventures, LLC, a
Tennessee limited liability company
c/o: Mr. J. D. Eatherly
1700 Hayes Street - Suite 104
Nashville, Tennessee 37203

Send Tax Bills To:
Same

Map-Parcel No.
Map 34-6
Parcel 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

J. D. Eatherly
Affiant

Subscribed and sworn to before me this the 14th day of December, 1998.

Christina Loisey
Notary Public

My Commission Expires: May 26, 2002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Logan's Roadhouse, Inc.**, a Tennessee corporation, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Rivergate Ventures, LLC**, a Tennessee limited liability company, hereinafter called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property located at 1717 Gallatin Pike, Madison, Tennessee 37115.

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

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

WITNESS this 9 day of December, 1998.

Logan's Roadhouse, Inc.,
a Tennessee corporation

By: _____

Its: President & CEO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edwin W. Mears, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be President & CEO of **Logan's Roadhouse, Inc.**, the within named bargainor, a Tennessee corporation, and that he as such President & CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President & CEO.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9 day of December, 1998.

Rebecca Cook
Notary Public

My Commission Expires:

6/2/02

REBECCA COOK
NOTARY PUBLIC AT LARGE
WILSON CO., TENN.

N MBH 260114.1
823463-0006 12/07/98

EXHIBIT "A"

PROPERTY DESCRIPTION

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 813, 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, PLLC, Jimmy C. Yates, Registered Land Surveyor, Tennessee License No. 1597, 40 Middleton Street, Nashville, Tennessee, 37210, originally dated August 2, 1996, and last revised December 2, 1998, bearing File No. 486-0598 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 Pike, 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 813, Register's Office for Davidson County, Tennessee; thence following said southwesterly right-of-way line South 34 deg. 30 min. 00 sec. East 27.63 feet to an iron rod (new); thence South 33 deg. 04 min. 00 sec. East 134.92 feet to a concrete monument (old); thence with a curve to the left having a central angle of 00 deg. 16 min. 00 sec., a radius of 5,774.58 feet, an arc length of 26.88 feet and a chord bearing and length of South 33 deg. 11 min. 33 sec. 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, Register's Office for Davidson County, Tennessee; thence leaving said southwesterly right-of-way line and following the north line of said Lot One, Armstrong Commercial Area South 57 deg. 42 min. 00 sec. 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 deg. 32 min. 06 sec. 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 deg. 30 min. 10 sec. East 170.94 feet to a P.K. Nail (new); thence North 57 deg. 42 min. 00 sec. 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 Logan's Roadhouse, Inc. by Special Warranty Deed from Ronald P. Underberg, of record in Book 10184, page 726, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government Davidson County taxes for the year 1999 and subsequent years.

2. All matters as shown on the Plat recorded in Book 6900, page 813, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7625, page 632, as amended in Book 7660, page 478 and Book 8194, page 851, and in any allied instrument(s) referred to in said restrictions.

4. All matters as shown on the survey prepared by Wamble and Associates, PLLC, Jimmy C. Yates, Registered Land Surveyor, Tennessee License No. 1597, 40 Middleton Street, Nashville, Tennessee, 37210, originally dated August 2, 1996, and last revised December 2, 1998, bearing File No. 486-0598.

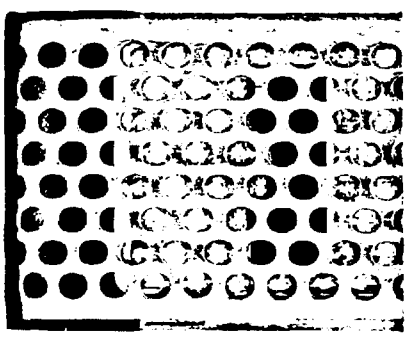
1165 12/15 0101 03CHECK 5569.00

0525833

IDENTIF. & REFERENCE

98 DEC 15 PM 3:48

REGISTER
DAVIDSON COUNTY, TN.







OFFICIAL RECEIPT

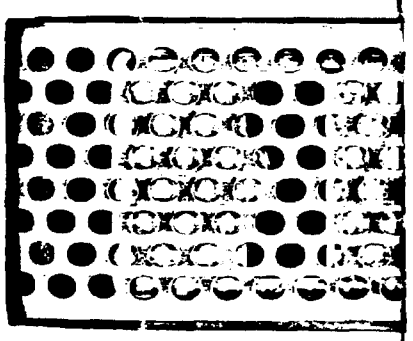
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11254 PAGE 106

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE



0525833
IDENTIF. & REFERENCE

98 DEC 15 PM 3:48
REGISTER
DAVIDSON COUNTY, TN.

				CAMT
				1500000.00
				CON TX 5550.00
				PRFEE 1.00
				WDEED 16.00
				CFEE 2.00
				TOTAL 5569.00
				CHECK 5569.00
12/15/98	01	15:48	0001	1165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400625