WARRANTY DEED

BOOK 11441 PG. 619

THIS INDENTURE, made and entered into effective as of the 12 day of April, 1999, by and between **INNOVATIVE RESTAURANT CONCEPTS, INC.,** a Georgia corporation ("Grantor") and **CNL APF PARTNERS, LP,** a Delaware limited partnership ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good an valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, transfer and confirm unto Grantee the real estate, situated and being in the First Civil District of Davidson County, State of Tennessee and more particularly described on Exhibit "A" attached hereto and incorporated herein by referenced (the "Property").

This being the same property conveyed to Grantor by Deed of Record in Book 8621, page 173 and Deed of Correction recorded in Book 8631, page 129, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining thereto and all of Grantor's right, title and interest in and to all buildings, structures, fixtures and improvements located thereon, unto Grantee, its successors and assigns in fee simple forever.

And Grantor hereby covenants with Grantee that it is lawfully seized and possessed in fee of the Property; that it has a good right to sell and convey the Property; that the Property is unencumbered except for taxes and assessments not yet due and payable, and all matters now of record to the extent that they are valid and enforceable against the Property as reflected by the records of the Register's office of Davidson, County, Tennessee.

And that Grantor will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS the signature of the Grantor effective as of the day and year first above written.

INNOVATIVE RESTAURANT CONCEPTS, INC.,
a Georgia corporation

By: _____
Robert T. Steinkamp, Vice President

When Recorded Mail to:
Kathi Borkholder
Lowndes Drosdick Doster Kantor& Reed
215 North Eola Drive
Orlando FL 32802

KC-616438-1

99 APR 21 PM 2:50
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

057692 REFERENCE

04/21 0101 03CHECK 10930.00

Site No. 306
Nashville, Davidson County, Tennessee

41991

THE STATE OF KANSAS

COUNTY OF JOHNSON

Before me, the undersigned, ROBERT T. STEINKAMP, a Notary Public in and for the State and County aforesaid, personally appeared Robert T. Steinkamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Innovative Restaurant Concepts, Inc., a Georgia corporation, and he as Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Notary Seal at office this 8th day of April, 1999.

DENISE M. LAWSON
Notary Public - State of Kansas
My Appt. Expires 5/24/2000

Denise M. Lawson
Notary Public

My commission expires: 5/24/2000

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 2,950,000.00 which amount is equal to or greater than the amount the property transferred would command at fair and voluntary sales.

Affiant

Subscribed and sworn to before me this

12th day of April, 1999

Denise M. Lawson

DENISE M. LAWSON
Notary Public - State of Kansas
My Appt. Expires 5/24/2000

Mailing Address for
tax notices:

400 E. South Street, Suite 500
Orlando, Florida 32801

Tax Map-Parcel:
104-2-360

This instrument
prepared by:

Christopher C. Lewis, Esq.
Blackwell Sanders Peper Martin LLP
2300 Main Street, suite 1000
Kansas City, Missouri 64108

Exhibit "A"

Tract I: A parcel of land in the First Civil District of Davidson County, Tennessee, being Lot 6 on Miss Kate Shields Plan Subdivision of part of Lot No. 56, Boyd Cockrill Spring Tract, of record in Plat Book 57, page 77, Register's Office for Davidson County, Tennessee, part of Lot No. 11 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan, of record in Plat Book 332, page 165, Register's Office for Davidson County, Tennessee; and part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan of record in Plat Book 21, page 40, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of West End Avenue, at the northeast corner of Lot One on the Resubdivision Plan of record in Plat Book 4715, page 162, Register's Office for Davidson County; thence, with said margin of West End Avenue, North 42 deg. 23 min. 30 sec. East, 82.68 feet to an iron pin at the northwest corner of the Gasoline Marketers, Inc. property, of record in Deed Book 4969, page 702, Register's Office for Davidson County; thence, South 33 deg. 18 min. East 128.20 feet to the southerly margin of Alley Number 912; thence, with said alley margin, North 57 deg. 53 min. East, 127.93 feet to a point in the westerly margin of 30th Avenue South; thence with said margin of 30th Avenue South, South 33 deg. 28 min. East, 91.25 feet to a point, the northeast corner of Lot 14 on Henry George's Subdivision, of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee; thence, generally following a chain-link fence, South 57 deg. 53 min. West, 128.20 feet to a point in the easterly margin of Alley Number 914-1/2; thence, with said alley margin North 33 deg. 18 min. West, 2.75 feet to a point in the northerly margin of Alley Number 912; thence, with said alley margin, South 56 deg. 55 min. 45 sec. West 42.03 feet to a point, the southeast corner of the aforementioned Lot One on the Resubdivision Plan of record in Plat Book 4715, page 162, Register's Office for Davidson County, Tennessee; thence, North 44 deg. 17 min. 32 sec. West, 199.76 feet to the point of beginning, containing 24,482 square feet or 0.56 acres, more or less.

Tract II: Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located on the westerly margin of Thirtieth Avenue South, being Lot No. 14 on the Plan of Henry George's Subdivision of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Thirtieth Avenue South, said point being approximately 255 feet south of the southerly margin of West End Avenue, said point further described as being the southeast corner of Lot No. 6 shown on Miss Kate Shields Subdivision of part of Lot No. 56, Boyd Cockrill Spring tract of record in Book 57, page 77, Register's Office for Davidson County, Tennessee; thence, with said margin of Thirtieth Avenue, S 33 deg. 28' E, 45.00 feet to a point; thence, leaving said margin S 57 deg. 53' W, 128.33 feet to the easterly margin of Alley No. 914-1/2; thence, with said margin of Alley N 33 deg. 18' W, 45.00 feet to the southwest corner of the aforementioned Lot No. 6; thence, leaving said alley and with the southerly line of said Lot No. 6, N 57 deg. 53' E, 128.20 feet to the point of beginning, containing 5,771 square feet or 0.13 acre, more or less.

BEING the same property conveyed to Innovative Restaurant Concepts, Inc., a Georgia Corporation, by Deed of Record in Book 8011, page 122; Book 9756, page 918; and Book 9756, page 921, Register's Office for Davidson County, Tennessee.

Tract III: A parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, being Lot No. 13 as shown on the Plan of Henry Georges' Subdivision as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, located on the westerly side of Thirtieth Avenue South between West End Avenue and Vanderbilt Place, and being more particularly described as follows:

BEGINNING at an iron pin on the westerly right-of-way line of Thirtieth Avenue South, said pin being North 33 deg. 28' West, 264.5 feet from the northerly right-of-way line of Vanderbilt Place; thence, leaving said right-of-way line with the northerly line of Lot No. 12 as shown on the aforementioned plan South 57 deg. 53' West, 128.48 feet to a point on the easterly right of way line of Alley No. 914-1/2; thence, with said right of way line North 33 deg. 18' West, 50.00 feet to an iron pin; thence, leaving said right of way line with the southerly line of Lot No. 14 as shown on the aforementioned plan North 57 deg. 53' East, 128.33 feet to an iron pin on the westerly right of way line of Thirtieth Avenue South; thence, with said right of way line South 33 deg. 28' East, 50.00 feet to the point of beginning, containing 6,419 square feet or 0.15 acre, more or less.

BEING the same property conveyed to Innovative Restaurant Concepts, Inc., a Georgia Corporation, by Deed of Record in Book 8621, page 173, and Deed of Correction recorded in Book 8631, page 129, Register's Office for Davidson County, Tennessee.

Chevy's Site #306
3015 West End Avenue, Nashville, TN
Davidson County

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11441 PG. 622

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

0576932

INSTRUMENT # REFERENCE

99 APR 21 PM 2:50

REGISTER
DAVIDSON COUNTY, TN.

	CAMT	
		2950000.00
	CON TX	10915.00
	PRFEE	1.00
	WDEED	12.00
	CFEE	2.00
	TOTAL	10930.00
	CHECK	10930.00
04/21/99	01	14:52 0001 5419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475367