This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL (JMB)
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

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99 JUN 18 PM 3:56

060175

IDENTIF. & REFERENCE

LIMITED WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
Santa Fe Realty Partners, Inc.	new owner
640 Spence Lane, Suite 123	
Nashville, TN 37217	
Map & Parcel No.: 34-2-105	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Landry's Seafood House - Memphis, Inc., a Tennessee corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto Santa Fe Realty Partners, Inc., a Tennessee corporation, ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

1015 06/15 0101 03CHECK 5754.00

> Lot No. 1 on the Plan of Resubdivision of Lots 1 and 2, Shepherd Hills, Section 1, as shown on the plat of record in Plat Book 7900, page 709, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description.

This is improved property known as 1919 Gallatin Road, Madison, Tennessee. Being the same property conveyed to Grantor by deed of record in Book 10356, page 106, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit A** attached hereto and except for encumbrances which were not created by Grantor or suffered or incurred by Grantor.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, EXECUTED EFFECTIVE the 17th day of June, 1999 although actually signed on the date of the acknowledgement.

LANDRY'S SEAFOOD HOUSE - MEMPHIS, INC.,
a Tennessee corporation

By: _____

Title: V.P.

STATE OF TEXAS)
)
COUNTY OF HARRIS)

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of June, 1999.

NOTARY PUBLIC

My Commission Expires:

07/15/99

LISA J. BURGESS
Notary Public
STATE OF TEXAS
My Comm. Expires 07-15-99

STATE OF TEXAS)
)
COUNTY OF HARRIS)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven L. Scheinthal, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of Landry's Seafood House - Memphis, Inc., a Tennessee corporation, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 16th day of June, 1999.

LISA J. BURGESS
Notary Public
STATE OF TEXAS
My Commission Expires 07-15-99

NOTARY PUBLIC

My Commission Expires:

07/15/99

N JMB 277978.1
823499-0041 06/16/99

EXHIBIT A

1. 1999 taxes, a lien, which are not yet due and payable.

2. All matters shown on the plat recorded at Book 7900, page 709, as amended in Book 9487, page 990.

3. Reservation of easement(s) for sewer line as set forth in instrument recorded in Book 9371, page 639.

4. Deed of conveyance as set forth in instrument recorded at Book 9608, page 380.

5. Stormwater detention agreement as set forth in instrument recorded in Book 9336, page 185.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

060175

IDENTIF. & REFERENCE

99 JUN 18 PM 3:56

CAMT
1550000.00
CON TX 5735.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 5754.00
CHECK 5754.00

06/10/99 01 15:59 0001 1815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480385