24K

GENERAL WARRANTY DEED

BOOK 11586 PG. 935

FROM: Quincy's Restaurants, Inc., Grantor

TO: Realty Association, Inc., Grantee

This instrument was prepared by:
Lea W. Stouffer, Esq.
Farris, Warfield & Kanaday, PLC
Suite 1800, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as follows:

The Realty Association
1305 Murfreesboro Pike
Nashville, TN 37217

Send Tax Bill To:

Same

Map-Parcel Numbers

120-143

99 JUL 26 AM 10:04
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

06155593

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Fifty Thousand and No/100 Dollars ($450,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the ___ day of July, 1999.

Notary Public

My Commission Expires: 2-19-2003

FOR AND IN CONSIDERATION OF the sum of Four Hundred Fifty Thousand and No/100 Dollars ($450,000.00), the receipt and sufficiency of which are hereby acknowledged, Quincy's Restaurants, Inc., a Virginia corporation, successor by various mergers and name changes to Quincy's Realty, Inc., a Delaware corporation

JUL 20 '99 01:12PM FARRIS,WARFIELD&KANNADY P.13/17

("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Realty Association, Inc., a Tennessee corporation, d/b/a The Realty Association ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1305 Murfreesboro Pike, Nashville, TN 37217.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

JUL 20 '99 01:13PM FARRIS,WARFIELD&KANNADY

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Witness my hand this 20th day of July, 1999.

QUINCY'S RESTAURANTS, INC.,
a Virginia corporation

By: Frank R Miller

Title: Vice President

STATE OF Georgia)
COUNTY OF Cobb)

Before me, Melanie Lawter, a Notary Public of said County and State, personally appeared Frank R Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of QUINCY'S RESTAURANTS, INC., the within named bargainor, a Virginia corporation, successor by various mergers and name changes to Quincy's Realty, Inc., a Delaware corporation and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him as Vice President.

Witness my hand and seal, at Office, this 20th day of July, 1999

Melanie Lawter
Notary Public

My Commission Expires: _____

My Commission Expires February 17, 2003

JUL 20 '99 01:13PM FARRIS,WARFIELD&KANNADY

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EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land in Davidson County, Tennessee, being Lot No. 1 shown on Resubdivision of Lots 1 and 2 of Sections 1 and 2, Seven Oaks Commercial Area, as of record in Book 9700, page 966, Register's Office for Davidson County, Tennessee, and being more particularly described thereon.

Being the same property conveyed to Quincy's Realty, Inc., a Delaware corporation, by Warranty Deeds of record in Book 8022, page 5, Register's Office for Davidson County, Tennessee and of record in Book 11068, page 446, Register's Office for Davidson County, Tennessee. By various name changes and mergers, Quincy's Realty, Inc., a Delaware corporation, is now known as Quincy's Restaurants, Inc., a Virginia corporation.

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EXHIBIT B

Encumbrances

1. The lien for 1999 real property taxes, which have been prorated and will be paid by Grantee.

2. Such state of facts and conditions as an accurate survey of the Property would disclose.

3. Subject to all matters shown on the Plan of record in Book 9700, page 966, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 5861, page 466, and Book 5861, page 478, Register's Office for Davidson County, Tennessee.

5. Right of Way Easement of record in Book 3647, page 624, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4586, page 509, and Book 5738, page 524, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance of record in Book 5782, page 823, Register's Office for Davidson County, Tennessee.

8. Declaration of Consolidation of Lands of record in Book 11068, page 451, Register's Office for Davidson County, Tennessee.

9. Rights of others under unrecorded leases, contracts, or agreements, if any.

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11586 PG. 940

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

0615593
IDENTIF. ↑ REFERENCE

99 JUL 26 AM 10:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]
450000.00
[illegible] TX 1665.00
[illegible] 1.00
[illegible] 20.00
[illegible] 2.00
[illegible] 1488.00
CHECK 1488.00
[illegible] 02 10:00 0001 6697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494982