[Address New Owner:	] Send Tax bills to:	] Map-Parcel Number	]
[DavCo Restaurants, Inc.	] Same	] Part of 163-338	]
[1657 Crofton Boulevard	]	]	]
[Crofton, Maryland 21114	]	]	]
[	]	]	]

[This instrument prepared by: Southern Hospitality Corporation]
[1657 Crofton Boulevard, Crofton, Maryland, 21114]

After Recording,
Please Return to:

FIRST AMERICAN
TITLE INSURANCE COMPANY
1025 Connecticut Avenue, N.W., Suite 709
Washington, DC 20036
Attn: Cheryl Amitay

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, ***SOUTHERN HOSPITALITY CORPORATION***, a Tennessee Corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said ***DAVCO RESTAURANTS, INC.***, a Delaware corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by this referenced ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Subject to easement, restrictions and other matters of record.

2129 10/21 0101 03CHECK 4270.00

VALUATION AFFIDAVIT

I 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 $1,150,000 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant: David J. Norman
Secretary
Southern Hospitality Corporation

Subscribed and sworn to before me this 18th day of October 1999.

C. J. Ortman, Notary Public
My commission expires: 06/01/03

This is unimproved property known as Lot 1 of the Resubdivision of Lot 1, Section One, The Crossings at Hickory Hollow, Nashville, Tennessee.

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; that Grantor has a good right to convey the same; and that the Property is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, ***SOUTHERN HOSPITALITY CORPORATION*** has executed this Warranty Deed this 18th day of October, 1999.

SOUTHERN HOSPITALITY CORPORATION

David J. Norman
Secretary

NOTARY

State of Maryland
County of Anne Arundel

Before me, Cynthia J. Ortman, of the state and county mentioned, personally appeared **David J. Norman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Secretary of Southern Hospitality Corporation**, the within named grantor, a corporation, and that such Secretary executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand seal at office this 19th day of October, 1999.

C. J. Ortman, Notary
My Commission expires: 06/01/03

99OCT25 AM 9:32

EXHIBIT A

Legal Description

BOOK 11711 PAGE 616

Being a tract of land lying in Nashville, Davidsor County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the northeasterly right-of-way line of Hickory Hollow Parkway (110 feet in width) at the intersection of the northerly right-of-way line of C.S.X. Transportation Railroad (135 feet in width);

Thence, with the northeasterly right-of-way of Hickory Hollow Parkway, North 24° 27' 05" West, 98.37 feet to an existing iron rod;

Thence, with a curve to the right 38.90 feet to a new iron rod in the southerly right-of-way of Crossings Place (60 feet in width), said curve having a central angle of 89° 08' 41", a radius of 25.00 feet, a tangent of 24.63 feet and a chord of North 20° 07' 15" East, 35.09 feet;

Thence, with the southerly right-of-way line of Crossings Place, North 64° 41' 36" East, 70.84 feet to a new iron rod;

Thence, with a curve to the right 314.84 feet to an existing iron rod at the northwest corner of Crossings Hospitality, L.L.C., as of record in Deed Book 9750, Page 664, R.O.D.C., said curve having a central angle of 23° 25' 39", a radius of 770.00 feet, a tangent of 159.65 feet and a chord of North 76° 24' 25" East, 312.66 feet;

Thence, with the westerly line of Crossings Hospitality, L.L.C., South 00° 12' 17" West, 232.55 feet to an existing iron rod in the northerly right-of-way line of C.S.X. Transportation Railroad;

Thence, with the northerly right-of-way line of C.S.X. Transportation Railroad, North 89° 47' 43" West, 169.66 feet to a new iron rod;

Thence, with a curve to the right 168.93 feet to the point of beginning, said curve having a central angle of 03° 27' 03", a radius of 2804.79 feet, a tangent of 84.49 feet and a chord of North 88° 04' 11", 168.90 feet, containing 70,937 square feet (1.629 acres, more or less).

Being the property conveyed to Southern Hospitality Corporation, as of record in Deed Book 9296, Page 768, R.O.D.C.

Together with all right, title and interest in and to that Declaration of Easements and Restrictive Covenants recorded in Book 9296, Page 761, in said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11711 PAGE 617

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

064:8725

RENCE

99 OCT 21 AM 9:32

CAMT
1150000.00
CON TX 4255.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 4270.00
CHECK 4270.00

10/21/99 01 09:37 0001 2129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 152 927