Instr:200006060056240 Page: 1 OF 3
REC'D FOR REC 06/06/2000 12:37:29PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT WAS PREPARED BY:

Jay L. Tobin, Esq.
Brinker International, Inc.
6820 LBJ Freeway
Dallas, Texas 75240

AFTER RECORDING, RETURN TO:

Kim Perry
Brinker International, Inc.
6820 LBJ Freeway
Dallas, Texas 75240

Mail

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Chili's, Inc. 6820 LBJ Freeway Dallas, Texas 75240 Attn: General Counsel	Brinker International, Inc. 6820 LBJ Freeway Dallas, Texas 75240 Attn: Tax Dept.	34-2 Parcel 70

STATE OF TEXAS §
COUNTY OF DALLAS §

There is no monetary consideration for this conveyance. This is a transfer pursuant to Statute 67-4-409, therefore, no Transfer Tax is due.

Affiant

SUBSCRIBED AND SWORN to before me this 31 day of May, 2000.

Notary Public

SHERRI M. PADILLA
Notary Public, State of Texas
My Commission Expires 08-30-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby expressly acknowledged, BRINKER RESTAURANT CORPORATION, a Delaware corporation, successor-in-interest by merger to MODERNAGE, INC., a Delaware corporation, hereinafter referred to as "Grantor", does hereby quitclaim and convey unto the said CHILI'S, INC., a Tennessee corporation, hereinafter referred

to as "Grantee", its successors, and assigns, all right, title and interest of Grantor in and to that certain real property, together with any buildings and improvements thereon, situated in the County of Davidson, State of Tennessee (the "Property"), and more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

This Quitclaim Deed is made and accepted expressly subject to any easements, restrictions or conditions of record affecting title to the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 31 day of May, 2000.

GRANTOR:

BRINKER RESTAURANT CORPORATION,
a Delaware corporation

Jay L. Tobin, Vice President
and Assistant Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JAY L. TOBIN, 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 and Assistant Secretary of BRINKER RESTAURANT CORPORATION, the within named Grantor, a Delaware corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President and Assistant Secretary.

IN TESTIMONY WHEREOF, witness my hand and official seal at office in the aforesaid State and County, on this the 31 day of May, 2000.

Notary Public in and for the
State of Texas

SHERRI M. PADILLA
Notary Public, State of Texas
My Commission Expires 08-30-00

(Notary's Printed Name)
My Commission Expires: 8-30-00

EXHIBIT A

Property

Land in Davidson County, Tennessee, being Lot "J" on the Resubdivision of Lot "J" Rivergate Park, as of record in Book 4300, page 142, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Gallatin Road, said point being the common front corner of Lots "J" and "K" on said plan; thence North 54° 37' 04" West along the line between said two lots a distance of 236.12 feet to a point; thence continuing with the line between said two lots North 74° 30' West a distance of 100.23 feet to a point which is the common rear corner of said two lots; thence North 15° 30' East, along the margin of an access, drainage and utilities easement, 35 feet to a point; thence South 74° 30' East 155.00 feet to a point; thence North 25° 47' East 199.67 feet to a point in the southeasterly margin of an access easement; thence along said margin of said access easement South 41° 55' East 245.00 feet to a monument in the northwesterly margin of Gallatin Road; thence southwardly along said margin of Gallatin Road along a curve having a radius of 985.00 feet, a distance of 134.76 feet to a monument; thence continuing along said margin of said Road, South 35° 22' 56" West, 60.20 feet to the point of beginning.

Being the same property conveyed to Grantor by Chili's, Inc., of record in Book 8231, Page 84, Register's Ofice for Davidson County, Tennessee.

Property Address: 1820 Gallatin Pike N.
Madison, TN 37115