Instr:200009010086794 Page: 1 OF 4
REC'D FOR REC 09/01/2000 11:23:30AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $2353.20

Address New Owner:	Send Tax bills to:	Map-Parcel Number
U. B. Properties, LLC 1903 Stanley Gault Parkway Louisville, Kentucky 40223 *Attn:* Ulysses L. Bridgeman, Jr.	Same	106-1-150
This instrument prepared by: DavCo Restaurants, Inc. 1657 Crofton Boulevard, Crofton, Maryland, 21114		

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, ***DAVCO RESTAURANTS, INC.***, a Delaware Corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said ***U. B. PROPERTIES, LLC***, a Kentucky limited liability company (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. The Plan of record in Plat Book 6200, page 311, Register's Office for said Davidson County.

3. Temporary construction easement of record in Book 3934, page 104, Register's Office for Davidson County, Tennessee.

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

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 $636,000 which amount is equal to or greater than the amount which theproperty would command at a fair and voluntary sale.

Affiant Harvey Rothstein
Sr. Executive Vice President
DavCo Restaurants, Inc.

Subscribed and sworn to before me this 9th day of August, 2000.

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

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, ***DAVCO RESTAURANTS, INC.*** has executed this Warranty Deed this 9th day of August, 2000.

DAVCO RESTAURANTS, INC.

Harvey Rothstein
Sr. Executive Vice President

NOTARY

State of Maryland

County of Anne Arundel

Before me, C. J. Ortman, of the state and county mentioned, personally appeared Harvey Rothstein, 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 Sr. Executive Vice President of DavCo Restaurants, Inc., the within named grantor, a corporation, and that as such Sr. Executive Vice President of DavCo Restaurants, Inc., executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by himself as Sr. Executive Vice President of DavCo Restaurants, Inc.

Witness my hand seal at office this 1st day of August, 2000.

C. J. Ortman

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

EXHIBIT A

Legal Description

UNIT 331 (FESSLERS LANE)

860 Elm Hill Pike
Nashville, Tennessee

Map - Parcel: 106-1-150

BEING Lot 2 on the Final Plat of the Resubdivision of Lot 1, National Christian Missionary Convention Subdivision, of record in Book 6200, Page 311, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

A parcel of land in the 19th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee; said parcel being all and the same Lot 2 on the Final Plat of the Resubdivision of Lot 1, National Christian Missionary Convention Subdivision of record in Book 6200, Page 311, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin at the north terminus of the northwest return curve at the intersection of Fesslers Lane and Elm Hill Pike; thence,

1. Southwestwardly with the return curve for the right of having a radius of 25.00 feet, a distance of 37.97 feet to an existing pin; said curve has a chord bearing and distance of S 54" 00' 54" W, 34.42 feet; thence,

2. N 82" 28' 41" W, 156.81 feet to an existing iron pin; thence;

3. With the easterly boundary line of the property of the National Christian Missionary Convention as recorded in Deed book 5922, Page 422, R.O.D.C., Tennessee, N 11" 00' 00" E, 207.27 feet to an existing iron pin; thence,

4. With the southerly boundary line of Lot 1 on said Final Plat of the Resubdivision of Lot 1, National Christian Missionary Convention Subdivision, S 79° 31' 37" E, 178.52 feet to an iron pin set; thence,

5. With the west right-of-way of Fesslers Lane, S 10" 30' 29" W, 174.23 feet to the point of beginning.

Being the same property conveyed to DavCo Restaurants, Inc., a Delaware corporation, by Special Warranty Deed from Southern Hospitality Corporation, a Tennessee corporation, of record in Book 9364, page 295, Register's Office for Davidson County, Tennessee.