Instr:200009010086795 Page: 1 OF 5
REC'D FOR REC 09/01/2000 11:24:10AM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $3922.00

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	19-14-11
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. Plan of record in Plat Book 6200, page 180, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6382, page 759, 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 $1,060,000 which amount is equal to or greater than the amount which the property 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 9 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 9 day of August, 2000.

C. J. Ortman

C. J. Ortman, Notary Public

My Commission expires: 06/01/03

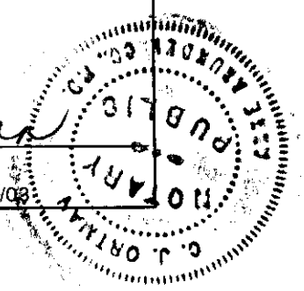


EXHIBIT A

Legal Description

UNIT 333 (LONG HOLLOW)

310 Long Hollow Pike
Goodlettsville, Tennessee

Map - Parcel: 19-14-11

BEING Lot No. 2 on the Plat of Northgate Park, Section 14, of record in Book 6200, Page 180. Register's Office for Davidson County, Tennessee, and being more fully described according to the survey of Ragan, Smith, Murphy and Associates, Inc. dated May 6, 1985, as follows:

BEGINNING at an existing iron pin on the westerly right-of-way line of Long Hollow Pike (as 84 foot wide road) that is the south property corner of this tract and the east property corner of Northgate Park, Section 14, Lot No. 3 as of record in Plat Book 6200, Page 180, said Register's Office. Said point being northeast 215.00 feet as measured along the western right-of-way line of said road from the east end of the northeast return curve of the Intersection of Long Hollow Pike and East Cedar Street (a 60 foot wide road), and proceeding as follows:

A. With the common property line of Section 14, Lot No. 3 and this tract and leaving the western right-of-way line of Long Hollow Pike, N46° 52' 52"W, 253.86 feet to an existing iron pin. Said point is in the eastern line of Northgate Park, Section 11, Lot No. 1 of record in Plat Book 6250, Page 114, said Register's Office. Also being the north property corner of Section 14, Lot No. 3 and the west property corner of this tract; thence.

B. With the common property line of Section 11, Lot No. 1 and this tract, N38° 41' 35"E. 139.32 feet to an existing iron pin. Said point is in the west property corder of Northgate Park. Section 13, Revised, Lot No. 1 of record in Plat Book 6200, Page 178, said Register's Office and the north property corner of this tract; thence.

C. With the common property line of Section 13, Revised, Lot No. 1 and this tract S55° 12' 58"E, 249.39 feet to an existing iron pin on the western right-of-way line of Long Hollow Pike. Said point is the south property corner of Section 13, Revised, Lot No. 1 and the east property corner of this tract; thence.

D. With the western right-of-way line of said road, S34° 51' 56"W, 31.91 feet to an existing highway monument at the start of a curve; thence.

E. With a 1390.39 foot radius curve to the right a length of 144.05 feet to the point of beginning. Said curve has a chord bearing and distance of S37° 50' 01"W, 143,987 feet and containing 39,850 square feet or 0.92 acres, more or less.

Also described as:

A parcel of land in the City of Goodlettsville, Metropolitan Nashville and Davidson County, Tennessee, being Parcel 11 on Metropolitan Nashville Tax Map 19-14, also being Lot No. 2 on the Plat of Northgate Park, Section 14 of record in Book 6200, page 180, Register's Office for Davidson County, Tennessee and being more fully described as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Long Hollow Pike (an 84 foot wide road) that is the south property corner of this tract and the east property corner of Northgate Park, Section 14, Lot No. 3 as of record in Plat Book 6200, page 180, said Register's Office. Said point being northeast 215.00 feet as measured along the western right-of-way line of said road from the east end of the northeast return curve of the Intersection of Long Hollow Pike and East Cedar Street (a 60 foot wide road), and proceeding as follows:

1. With the common property line of Section 14, Lot No. 3 and this tract and leaving the western right-of-way line of Long Hollow Pike, N46° 55' 12"W. 253.83 feet to an existing iron pin. Said point is in the eastern line of Northgate Park, Section 11, Lot No. 1, of record in Plat Book 6250, Page 114, said Register's Office. Also being the north property corner of Section 14, Lot No. 3 and the west property corner of this tract; thence.

2. With the common property line of Section 11, Lot No. 1 and this tract, N38° 44' 59" E 139.19 feet to an existing iron pin. Said point is in the west property corner of Northgate Park, Section 13, Revised, Lot No. 1 of record in Plat Book 6200, Page 178, said Register's Office and the north property corner of this tract, thence.

3. With the common property line of Section 13, Revised, Lot No. 1 and this tract, S 55° 12' 58" E 249.39 feet to an existing iron pin on the western right-of-way line of Long Hollow Pike. Said point is the south property corner of Section 13, Revised, Lot No. 1 and the east property corner of this tract; thence,

4. With the western right-of-way line of said road, S34° 06' 31" W, 31.74 feet to an existing highway monument at the start of a curve; thence,

5. With a 1390.39 foot radius curve to the right a length of 143.99 feet to the Point of Beginning. Said curve has a chord bearing and distance of S 37° 50' 05" W, 143.93 feet and containing 39,779 square feet or 0.9132 acres, more or less.

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.