Instr:200009010086798 Page: 1 OF 3
REC'D FOR REC 09/01/2000 11:34:14AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $2941.50

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	Part of 163-338

[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. 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 $795,000 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 9 day of August, 2000.

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, *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, Notary Public
My Commission expires: 06/01/03

EXHIBIT A

Legal Description

UNIT 339 (HICKORY HOLLOW)

221 Crossing Place
Nashville, Tennessee

Map - Parcel: Part of 163-338

Being a tract of land lying in Nashville, Davidson 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 a portion of the same property conveyed to DavCo Restaurants, Inc., a Delaware corporation, by Special Warranty Deed dated October 18, 1999 from Southern Hospitality Corporation, a Tennessee corporation, of record in Book 11711, page 614, Register's Office for Davidson County, Tennessee.