Dav. Co. FIle Box 14-A
jtc file no. 14014-1

New Owner's Address:
Frontera Group, Inc.
264 Mallory Station Road
Brentwood, Tennessee 37027

Send Tax Bills To:
Frontera Group, Inc.
264 Mallory Station Road
Brentwood, Tennessee 37027

Map Parcel No.
147/7/160

SPECIAL WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FFCA ACQUISITION CORPORATION, a Delaware corporation ("Grantor"), does hereby sell, transfer and convey unto FRONTERA GROUP, INC., a Tennessee corporation, certain real property located in the City of Nashville, Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and made a part hereof. This conveyance is subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said property unto FRONTERA GROUP, INC., its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the property herein conveyed against all persons lawfully claiming the same from, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this conveyance this 23rd day of March, 2001.

FFCA ACQUISITION
CORPORATION, A Delaware
corporation

By: _____
Harold W. Vinson
Senior Vice President

(Corporate)

(Acknowledgement appears on next page)

Davidson County DEEDWARR
Recvd: 04/27/01 08:14 5pgs
Fees:23.00 Taxes:2220.00

20010427-0042314

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

Before me, Marcy Roberts, of the state and county aforesaid, personally appeared Harold W. Vinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged his self to be Senior Vice President of FFCA ACQUISITION CORPORATION, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office in Scottsdale, Arizona, this 23rd day of March, 2001.

Marcy Roberts
Notary Public

My commission expires:

11/16/04

[Affix Notarial Seal]

OFFICIAL SEAL
MARCY ROBERTS
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Nov. 16, 2004

THIS INSTRUMENT PREPARED BY:

FFCA ACQUISITION CORPORATION
1720017 N. Perimeter Drive
Scottsdale, Arizona 85255

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT--Grantee

Subscribed and sworn to before me on this 23 day of April, 2001.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

[Affix Notarial Seal]

My Commission Expires:

5/27/01

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1

LAND in the First Civil District of Davidson County, Tennessee, located in the southeast quadrant of Nolensville Road and Goins Road, being part of Lot 6 on the plan of the Ed L. Ensley Lands, as of record in Plat Book 1, Page 24, Chancery Court Nashville, and being more particularly described as follows:

BEGINNING at a point on the easterly margin of Nolensville Road, said point being the south end of a return to Goins Road; thence, leaving said margin of Nolensville Road with said return to the right 34.87 feet to the southerly margin of Goins Road, said return having a radius of 21.00 feet, a central angle of 95 deg. 08' 03", and a tangent distance of 22.97 feet; thence continuing with Goins Road with a curve to the right 74.99 feet to a point, said curve having a radius of 268.67 feet, a central angle of 15 deg. 59'32" and a tangent distance of 37.74 feet; thence, S 82 deg. 45'E, 165.63 feet to a point; thence leaving said margin S 10 deg. 25'E, 99.07 feet to the southwest corner of the property to Dewey T. Hockett, et ux, of record in Book 3852, pages 927 and 929,. Register's Office for Davidson County, Tennessee, thence with the northerly line to Joseph Taylor, et ux, of record in Book 929, Page 203, Register's Office for Davidson County, Tennessee, N 85 deg. 15' W, 257.69 feet to the easterly margin of Nolensville Road; thence, with said margin N 13 deg. 51' W, 252.43 feet to the point of beginning, containing 25,773 square feet or 0.59 acres, more or less.

Tract 2

LAND in the First Civil District of Davidson County, Tennessee, located in the southeast quadrant of Nolensville Road and Goins Road, being part of Lot 6 on the plan of the Ed L. Ensley Lands, as of record in Plat Book 1, Page 24, Chancery Court at Nashville, and being more particularly described as follows:

BEGINNING at a point on the easterly margin of Nolensville Road, said point being S 13 deg. 51' E, 95.41 feet from the point of intersection of the return to Goins Road; thence, leaving said margin with the southerly line to Lillian White Taylor (Glenn) of record in Book 1049, Page 239, Register's Office for Davidson County, Tennessee, S 85 deg. 15' E, passing Hockett's southwest corner at 257.69 feet to the southeast corner of Dewey T. Hockett, et ux, of record in Book 3852, Page 927 and 929, Register's Office for Davidson County, Tennessee; thence, with the westerly line to Dewey T. Hockett of record in Book 5319, Page 511, Register's Office for Davidson County, Tennessee, and Roscoe L. Wade, et ux of record in Book 4753, Page 662, Register's Office for Davidson County, Tennessee, S 11 deg. 10' E, 176.02 feet to a point; thence, with the northerly line of Andrew Pratt, et ux, of record in Book 931, Page 25, Register's Office for Davidson County, Tennessee, and a fence and tree row N 85 deg. 28' W, 348.53 feet to the easterly margin of Nolensville Road; thence, with said margin N 13 deg. 51' W, 179.99 feet to the point of beginning, containing 60.038 square feet or 1.38 acres, more or less.

BEING the same property conveyed to Quincy's Realty, Inc., a Delaware corporation by Deed of Record in Book 8021, Page 995 and Correction Deed recorded in Book 8045, Page 543, Register's Office for Davidson County, Tennessee. The said Quincy's Realty, Inc., is now known as Quincy's Restaurants, Inc., an Alabama corporation, pursuant to the Articles of Merger of Quincy's Realty, Inc. into Quincy's Restaurants, Inc., an Alabama corporation.

Reference for prior title is made to Deed recorded as instrument number 200005300053249 in the Register's Office of Davidson County, Tennessee.

The foregoing description is the same description as in the prior Deed.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Governmental zoning and subdivision laws, ordinances and regulations.

2. Taxes for the year 2001.

3. All recorded encumberances and matters and all other encumbrances or matters that an accurate survey or an inspection of the property would disclose.

4. The Plan of record in Book 5800, page 13, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

5. Sanitary Sewers and/or Storm Drainage Easement of record in Book 5268, pages 310 and 314, said Register's Office.

6. Storm Water Detention Agreement of record in Book 5861, page 526, said Register's Office.

7. Articles of Merger of Quincy's Realty, Inc. into Quincy's Restaurants, Inc. of record in Book 11092, page 725, said Register's Office.