QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER
IS $ XXXXXXXXXX -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 5/27/01
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MIGUEL FUENTES	New Owner	Map 147-7
(NAME)	(NAME)	
264 Mallory Station Road		Parcel 160.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		5DU-00270
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRONTERA GROUP, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO MIGUEL FUENTES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Quincy's of Nashville No. 3, Resubdivision of part of Lot No. 6 on the Plan of the Ed. L. Ensley Lands of record in Plan Book 1, page 24, Chancery Court at Nashville, of record in Plat Book 5800, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to FFCA Acquisition Corporation, a Delaware corporation by Deed from Quincy's Restaurants, Inc., a Virginia corporation as successor in merger to Quincy's Restaurants, Inc., an Alabama corporation, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 200005300053249. Said property was further conveyed to Frontera Group, Inc. by deed recorded simultaneously herewith.

Davidson County DEEDQC
Recvd: 04/27/01 08:15 2pgs
Fees:10.00 Taxes:0.00
20010427-0042315

unimproved ( )
This is improved (x) property, known as 4316 Nolensville Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 23rd day of April, 2001

FRONTERA GROUP, INC.
By:
Miguel Fuentes, Vice President
By:
Everardo Miranda, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Miguel Fuentes and Everardo Miranda with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and President respectively of the FRONTERA GROUP, INC. the within named bargainor, a corporation, and that he as such Vice President and President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Miguel Fuentes as such Vice President, and attesting the same by the said Everardo Miranda as such President.

Witness my hand and official seal at office at NASHVILLE, TN on this the 23rd day of April, 2001.

My commission expires 5/27/01

NOTARY PUBLIC AT LARGE

Notary Public