Davidson County DEEDWARR
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Fees:23.00 Taxes:6833.25

20020628-0078460

SPECIAL WARRANTY DEED

THIS DEED, made and entered into this the 22nd day of February 2002, by and between WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION f/k/a FIRST SECURITY BANK, N.A., not in its individual capacity, but solely as owner trustee of BRINKER REAL ESTATE TRUST 1999-1, a Delaware owner trust, (hereinafter called the "Grantor"), and CHILI'S, INC., a Tennessee corporation, (hereinafter called the "Grantee")

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($!0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, that certain piece or parcel of real property situated and being in the City of Hermitage, Davidson County, Tennessee, and more particularly bounded and described as follows

See Attached Exhibit "A"

SUBJECT TO all matters of record, Grantor will warrant specially and forever defend the right and title to the real property conveyed herein unto Grantee, its successors and assigns, against the lawful claims of persons claiming by, through or under Grantor, but not further or otherwise

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, together with all of the rights, easements, hereditaments and appurtenances thereto belonging or in anywise appertaining

Grantor does hereby declare under penalty as provided by law that the consideration paid for this transfer is One Million Eight Hundred Forty Six Thousand Eight Hundred Twenty-four and No/100 ($1,846,824.00)

IN WITNESS WHEREOF, Grantor has caused its corporate name to be hereunto signed by its proper officer thereunto duly authorized this day and date first above written

WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION f/k/a FIRST SECURITY BANK, N.A., not in its individual capacity, but solely as owner trustee of BRINKER REAL ESTATE TRUST 1999-1, a Delaware owner trust

By: _____ (SEAL)
Val T. Orton
Vice President

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STATE OF UTAH)

ss

COUNTY OF SALT LAKE CITY)

Before me, the undersigned authority, of the State and County aforesaid personally appeared Val T. Orton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Vice President of WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION f/k/a FIRST SECURITY BANK, N.A., not in its individual capacity, but solely as owner trustee of BRINKER REAL ESTATE TRUST 1999-1, a Delaware owner trust, the within named bargainor, and that he as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as its Vice President

WITNESS my hand and seal at office, this the 18th day of April 2002

Notary Public

My commission expires:_____

NOTARY PUBLIC
DALYN CASTO
79 S. Main St., 3rd Floor
Salt Lake City, UT 84111
Commission Expires November 1, 2004
State of Utah

(FOR RECORDING DATA ONLY)

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, whichever is greater, is $1,846,824.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale

Affiant Jay L. Tobin

Subscribed and sworn to before me this 19th day of April 2002

DONNA P. HERR
Notary Public, State of Texas
My Comm. Expires 7-5-2002

Notary Public

My Commission expires:_____

Property Address:	Old Hickory Boulevard Hermitage, TN
Property Owner and Address, and Mail Tax Bills to:	Chili's, Inc. 6820 LBJ Freeway Dallas, TX 75240-6515 Attn: Tax Dept.
Tax Map & Parcel ID:	~~75-035.00~~ 75-200.00
This Instrument prepared by:	Chili's, Inc. 6820 LBJ Freeway Dallas, TX 75240-6515
Return after recording to:	ATTN: Sandra Riddels Brinker International, Inc. 6820 LBJ Freeway Dallas, TX 75240-6515

EXHIBIT "A"

PARCEL A:

Land in Davidson County, Tennessee, being Lot 4 as shown on the Final Plat, Resubdivision of the Lowe's Home Centers Tract of record as Instrument No. 200004260041279 in the Register's Office for Davidson County, Tennessee.

PARCEL B:

Non-exclusive easements for Ingress, Egress, Utility Facilities, Construction and for other purposes over and across the common area as set forth in that certain Declaration of Restrictive Easements, Covenants and Restrictions Agreement by and between Lowe's Home Centers, Inc., a North Carolina corporation, and First Security Bank, N.A., as Owner Trustee of Brinker Real Estate Trust 1999-1, recorded as Instrument No. 200005020043636 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brinker Real Estate Trust 1999-1, by deed from Lowe's Home Centers, Inc., of record as Instrument No. 200005020043635, Register's Office for Davidson County, Tennessee.