THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JST)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 07/29/04 15:27 3pgs
Fees:18.00 Taxes:2220.00
20040729-0091101

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Joey G. Hardiman c/o Hardiman Properties, Inc. Suite 204 9005 Overlook Boulevard Brentwood, TN 37027	SAME	Map 34-9 Parcel 173

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TURBO INVESTMENTS INTERNATIONAL, INC., a British Virgin Islands company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to JOEY G. HARDIMAN, a resident of Williamson County, Tennessee, and his heirs and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Rivergate Station, Section Four, as shown on plat of record in Plat Book 7900, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER WITH appurtenant easements as set forth in Reciprocal Declaration of Easements and Uses Agreement of record in Book 7993, Page 584, as amended in Book 9439, Page 193, said Register's Office.

BEING THE SAME property conveyed to Grantor by deeds from Rivergate Station Joint Venture, a Tennessee general partnership, of record Book 9439, pages 186 and 191, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1501 Gallatin Pike, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Property taxes for the year 2004, a lien, but not yet due and payable,

2. Restrictions of record in Book 7480, page 965 and amended in Book 7537, page 359, Register's Office for Davidson County, Tennessee,

3. Matters shown on the plat of record in Plat Book 7900, Page 18, said Register's Office,

4. Easements and restrictions of record in Book 7993, page 584 and amended in Book 9439, page 193, said Register's Office,

5. Deed of Conveyance (sewer lines) of record in Book 8287, page 1, said Register's Office,

6. Restrictions of record in Book 8431, page 12 and amended in Book 11609, page 322, said Register's Office,

7. Ground Lease dated May 6, 1994, between Grantor and Luby's Cafeterias, Inc., a Delaware corporation (subsequently renamed "Luby's, Inc."), a Short-Form Lease with respect to which is of record in Book 9439, page 211, said Register's Office (the "Ground Lease"), and

8. Easement Agreement of record as Instrument No. 20000726-0073996, said Register's Office.

Grantor further assigns, transfers, sets over and conveys to Grantee all right, title and interest of Grantor in, to and under the Ground Lease.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 28th day of July, 2004.

TURBO INVESTMENTS INTERNATIONAL, INC.

By: _____

Charles B. Reasor, Jr., Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $600,000.

Affiant

Sworn to and subscribed before me this 28th day of July, 2004.

Notary Public

My Commission Expires:

9-24-05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Charles B. Reasor, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Turbo Investments International, Inc., a British Virgin Islands company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 28th day of July, 2004.

Notary Public

My Commission Expires:

9-24-05