3116 LALT

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
RAI Restaurants, Inc. 450 South Orange Avenue Orlando, Florida 32801	Parcel No. 104-2-361	SAME ADDRESS AS OWNER
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBN) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **MAPCO EXPRESS, INC.**, a Delaware corporation ("Grantor"), has bargained and sold, and by these presents transfers and conveys to **RAI RESTAURANTS, INC.**, a Florida corporation (the "Grantee"), Grantee's successors and assigns, certain land in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the real estate taxes for the current year, which have been prorated between the parties.

This is improved property, being part of the property more commonly known as 3011 West End Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein on Exhibit B.

Davidson County DEEDWARR
Recvd: 04/06/05 11:52 4 pgs
Fees:23.00 Taxes:12025.00
20050406-0037808

STATE OF TENNESSEE

COUNTY OF _____

The actual consideration or value, whichever ~~is greater~~, for this transfer is $3,250,000.00.

Affiant

Subscribed and sworn to before me this 29th day of March 2005.

BEVERLEY ANN COOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 4-21-08

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100600-032 3/29/2005

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of April, 2005.

GRANTOR:

MAPCO EXPRESS, INC.
a Delaware ~~corporation~~

By: _____
Name: Uzi Yemin
Title: President & CEO

Edward Morgan
TREASURER

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Beverley Ann Cooper a Notary Public, Edward Morgan/Uzi Yemin, 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 Treasurer/CEO of Mapco Express, Inc., the within named bargainor, a Delaware corporation, and is authorized to execute this instrument on behalf of Mapco Express, Inc.

WITNESS my hand, at office, this 29th day of March, 2005.

BEVERLEY ANN COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Beverly Ann Cooper
Notary Public
My Commission Expires: 9-21-08

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lots 4 and 5, except that portion taken for street purposes, as shown by map of Miss Kate Shields' Subdivision of Lot 56 of the Boyd Cockrill Spring Tract, of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the iron pin at the southeast corner of Lot 4 at the point of intersection with the west margin of 30th Avenue South and a 10-foot alley, which point of beginning is 136.7 feet southeasterly from the intersection of the southerly right of way line of West End Avenue (U.S. Highway #70) and the westerly right of way line of 30th Avenue South; thence in a westerly direction along the northerly line of said 10-foot alley a distance of 127.9 feet to an iron pin; thence in a northerly direction a distance of 118.3 feet to the southerly margin of West End Avenue; thence northeasterly with the southerly margin of said West End Avenue a distance of 119.4 feet to a point, being the beginning of a curve to the right of 10-foot radius; thence in an easterly and southerly direction along said curve to the right of 10-foot radius for a distance of 18.9 feet, more or less, to a point on the westerly margin of 30th Avenue South; thence in a southeasterly direction along said westerly margin of 30th Avenue South for a distance of 136.7 feet to the southerly margin of said 10-foot alley and being the point of beginning.

Being the same property conveyed to Gasoline Marketers, Inc. by Deed of record in Book 4696, Page 702, Register's Office for Davidson County, Tennessee. Gasoline Marketers, Inc. having changed its name to Williams Express, Inc. Williams Express, Inc. having changed its name to Mapco Express, Inc., a Texas corporation. Mapco Express, Inc., a Texas corporation, having since survived a merger and is now known as Mapco Express, Inc., a Delaware corporation.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Easements, or claims of easements, not shown by the public records.

3. Taxes for the year 2005 and subsequent years, a lien, not yet due and payable.

4. Affidavit Regarding Corporate Names as of record in Instrument No. 20020802-0092826.

5. Terms and provisions set forth in Urban Renewal Plan as of record in Book 01737, page 558.