Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
K's Market Corporation 803 Dickerson Pike Nashville, Tennessee 37207	Map 082, Parcel 12.00	New Owner

This instrument prepared by: Edwin E. Wallis, Jr., Moss, Benton & Wallis, PLLC325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

After recording, please return by mail to: Moss, Benton & Wallis, PLLC (EEW)325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **G&G HOSPITALITY, INC.** a Tennessee corporation (formerly known as G&G Group) (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **K'S MARKET CORPORATION, a Tennessee Corporation.** This is improved property known as 803 Dickerson Pike, Nashville, Tennessee 37207.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all easements, restrictions, rights, encumbrances, and other matters set forth in Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Affiant

Subscribed and sworn to before me this 29th day of November, 2006.

Notary Public

My Commission Expires: 01/15/07

RHONDA DAWSON NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/05/06 09:12 5 pgs
Fees:28.00 Taxes:8880.00

20061205-0149732

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTOR HAS NOT MADE, IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES, REPRESENTATIONS, GUARANTEES OR ASSURANCES, EXPRESS OR IMPLIED, TO GRANTEE REGARDING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES, REPRESENTATIONS, GUARANTEES AND ASSURANCES REGARDING (I) THE PRESENCE OF HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS, WASTES, POLLUTANTS OR CONTAMINANTS, INCLUDING, WITHOUT, POLYCHLORINATED BIPHENYL, ASBESTOS, RADON, UREA FORMALDEHYDE, GASOLINE, DIESEL FUEL AND HYDROCARBONS, (II) ENVIRONMENTAL CONDITION, (III) THE QUALITY, NATURE, ADEQUACY OR CONDITION OF SOILS AND GROUNDWATER, (IV) THE EXISTENCE, QUALITY, NATURE, ADEQUACY OR CONDITION OF ANY UTILITY SERVICE, (V) COMPLIANCE WITH APPLICABLE LAW (INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT) OR ANY COVENANT, CONDITION, RESTRICTION OR OTHER ENCUMBRANCE, (VI) ZONING OR OTHER LEGAL STATUS, (VII) THE EXISTENCE OF ANY PENDING OR THREATENED TAKING BY CONDEMNATION OR EMINENT DOMAIN, (VIII) THE CONDITION OF TITLE OR THE NATURE, STATUS OR EXTENT OF ANY EASEMENT, RIGHT OF WAY, ENCUMBRANCE, LICENSE, RESERVATION OR OTHER MATTER AFFECTING TITLE, OR (IX) QUALITY, NATURE, SUITABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY, ADEQUACY, VALUE, PROFITABILITY, PROSPECTS OR CONDITION.

BY ACCEPTANCE OF THIS DEED, GRANTEE (I) AGREES TO THE DISCLAIMER SET FORTH IN THE PRECEDING PARAGRAPH, (II) ACCEPTS THE PROPERTY "ASIS, WHEREIS", WITH ALL FAULTS AND DEFECTS (LATENT OR PATENT), AND (III) WAIVES, RELEASES AND DISCHARGES, ON BEHALF OF ITSELF AND ITS SUCCESSORS-IN-INTEREST, ALL CLAIMS IT MAY HAVE AGAINST GRANTOR OR ANY PARENT COMPANY, SUBSIDIARY COMPANY, SISTER COMPANY OR AFFILIATE OF GRANTOR DUE TO THE PRESENCE OF ANY HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS, WASTES, POLLUTANTS OR CONTAMINANTS, INCLUDING, WITHOUT LIMITATION, POLYCHLORINATED BIPHENYL, ASBESTOS, RADON, UREA FORMALDEHYDE, GASOLINE, DIESEL FUEL AND HYDROCARBON, ON, UNDER OR ABOUT THE PROPERTY, WHETHER KNOWN OR UNKNOWN, EXISTING OR ARISING IN THE FUTURE, INCLUDING WITHOUT LIMITATION, CLAIMS FOR CONTRIBUTION, CLAIMS FOR INDEMNITY, AND CLAIMS ARISING UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT, AS AMENDED 42 U.S.C. § 9601 AT SEQ; EXCEPT GRANTOR SHALL NOT BE RELEASED FROM ITS OBLIGATIONS AND AGREEMENTS UNDER THE PURCHASE AGREEMENT.

EXECUTED to be effective the 29th day of November, 2006.

GRANTOR:

G&G HOSPITALITY, INC. a Tennessee corporation (formerly known as G&G Group)

By: _____

Name: Amarbir S. Gill, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Rhonda Dutton, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Amarbir S. Ghoman, 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 President of **G&G HOSPITALITY, INC.** a Tennessee corporation (formerly known as G&G Group), the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such President.

WITNESS my hand and seal at office in Jackson, Tennessee, this the 29th day of November, 2006.

Rhonda Dutton
Notary Public

My Commission Expires:
01/13/06

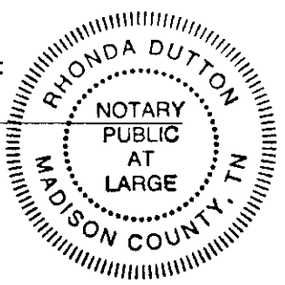


EXHIBIT A

DESCRIPTION OF PROPERTY

BEGINNING at a railroad spike (old) in the easterly margin of Dickerson Pike, U.S. Highway 31-W, the southwest corner of a tract of land, which belongs to Shirley J. Gambill, having a deed reference in Inst. No. 20010724078397, RODCT, the northwest corner of this tract, and continuing as follows: S 88°08'11" E, 154.00 feet to an iron pin (new), in the westerly margin of Alley No. 326, the southeast corner of said tract of land which belongs to Shirley J. Gambill; thence, S 01°00'49" W, 200.00 feet to a railroad spike (old), at the intersection of the westerly margin of Alley No. 326, and the northerly margin of Hancock Street; thence, N 88°08'12" W, 154.09 feet to a railroad spike (old), at the intersection of Hancock Street and the easterly margin of Dickerson Pike; thence, N 01°02'19" E, 200.00 feet, to the point of beginning, containing 0.71 acres, 30,787 square feet, as surveyed by Steven E. Artz, TN. LISC, No. 1708, d/b/a/ Steven E. Artz and Associates, Inc. 514 S. Brown St. Suite 600, Springfield, TN 37172, dated February 11, 2002.

Being the same property conveyed to G&G Group, Inc. (n/k/a G&G Hospitality, Inc.) by deed of record in Instrument No. 20020402-0039526, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

1. 2006 Property Taxes, not yet due and payable;

2. Subject to all matters shown on the Plan of G. W. Thompson's Addition to Northeast Nashville of record in Plat Book 57, page 86, Register's Office of Davidson County, Tennessee.

F:\G&G-GROU\SALE\WARRANTY DEED