26A

SPECIAL WARRANTY DEED
(Unit 224, Hermitage, Tennessee)

Recording requested by,
After recording return to:

RETURN TO:
LANDAMERICA
7557 RAMBLER RD., SUITE 1200
DALLAS, TX 75231
POST CLOSING DEPT.

This instrument was prepared by:
Kirkland & Ellis LLP
200 East Randolph Drive
Suite 6700
Chicago, Illinois 60601
Attention: Bradley V. Ritter, Esq.

Grantee's Address and Entity responsible for the payment of real property taxes:

FIGRYANH LLC
c/o Fortress Investment Group, LLC
5221 N. O'Connor Boulevard
Suite 700
Irving, TX 75039

Tax Parcel #: 86/313

Davidson County DEEDWARR
Recvd: 12/05/06 14:35 9 pgs
Fees:48.00 Taxes:7948.95
20061205-0150268

STATE OF NEW YORK §
§
§
COUNTY OF NEW YORK §

The actual consideration or value, whichever is greater, for this transfer is TWO MILLION, ONE HUNDRED FORTY EIGHT THOUSAND, THREE HUNDRED SIXTY FOUR and TWENTY TWO/100 Dollars ($2,148,364.22).

Affiant

Subscribed and sworn to before me, this 26th day of October, 2006.

Notary Public

My commission expires: SARAH ROSEN
Notary Public, State of New York
No. 01RO3349005
Qualified in New York County
Commission Expires March 30, 2007

K&E 11413838.3

SPECIAL WARRANTY DEED
(Unit 224, Hermitage, Tennessee)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Ryan's Restaurant Group, Inc.,** a South Carolina corporation, f/k/a Ryan's Family Steak Houses, Inc., a South Carolina corporation, as evidenced by the certificate of name change attached hereto as **Exhibit "A"** ("Grantor"), for and in consideration of the sum of TEN DOLLARS ($10) and other good and valuable consideration in hand paid to the undersigned by **FIGRYANH LLC**, a Delaware limited liability company ("Grantee," whose mailing address is FIGRYANH LLC, Attn: Fortress Special Opportunities Fund, 1345 Avenue of the Americas, 46th Floor, New York, New York 10105), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on **Exhibit "B"**, attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); SUBJECT TO all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject; and all matters disclosed by an accurate survey of the Property.

The said Grantor does hereby covenant with the said Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set forth herein, and that the title and quiet possession thereto Grantor will warrant and forever defend against all persons claiming by or through Grantor but not further or otherwise.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED this 26th day of October, 2006.

GRANTOR:

RYAN'S RESTAURANT GROUP, INC.,
a South Carolina corporation

By: _____
Name: FRED T. GRANT JR
Title: SVP FINANCE

Address: Ryan's Restaurant Group, Inc.,
c/o Buffets, Inc.
1460 Buffet Way
Eagan, MN 55121-1133

STATE OF NEW YORK,

COUNTY OF NEW YORK,

Before me, SARAH ROSEN, a Notary Public of said County and State, personally appeared FRED T. GRANT, JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be SVP - FINANCE (or such other officer authorized to execute the instrument) of Ryan's Restaurant Group, Inc., a South Carolina corporation, the within named grantor, a corporation, and that FRED T. GRANT, JR. as such SVP - FINANCE executed the foregoing instrument for the purposes contained therein, by signing the name of the limited liability company by him/herself as SVP - FINANCE.

WITNESS my hand and seal, at office in NEW YORK, this 26th day of October, 2006.

Sarah Rosen
Notary Public

My commission expires:

SARAH ROSEN
Notary Public, State of New York
No. 01RO3349005
Qualified in New York County
Commission Expires March 30, 2007

Exhibit A

(certificate of name change)

STATE OF SOUTH CAROLINA
SECRETARY OF STATE

FILED

ARTICLES OF AMENDMENT

MAY 2 0 2004

Mark Hammond
SECRETARY OF STATE 4

TYPE OR PRINT CLEARLY IN BLACK INK

Pursuant Section 33-10-106 of the 1976 South Carolina Code of Laws, as amended, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation:

1. The name of the corporation is Ryan's Family Steak Houses, Inc.

2. Date of Incorporation October 20, 1977

3. Agent's Name and Address CT Corporation System, 75 Beattie Place, Greenville, SC 29601

4. On May 5, 2004, the corporation adopted the following Amendment (s) of its Articles of Incorporation: (Type or attach the complete text of each Amendment)

   Article 1 of the Restated Articles of Incorporation filed on September 10, 1981 is hereby deleted in its entirety and replaced with the following:

   The name of the corporation is Ryan's Restaurant Group, Inc.

5. The manner, if not set forth in the Amendment, in which any exchange, reclassification, or cancellation of issued shares provided for in the Amendment shall be effected, is as follows: (if not applicable, insert "not applicable" or "NA").

6. Complete either "a" or "b", whichever is applicable.

   a. ☑ Amendment(s) adopted by shareholder action.
   At the date of adoption of the Amendment, the number of outstanding shares of each voting group entitled to vote separately on the Amendment, and the vote of such shares was:

Voting Group	Number of Outstanding Shares	Number of Votes Entitled to be Cast	Number of Votes Represented at the meeting	Number of Undisputed* Shares For	or Against
Common	42,179,581	42,179,581	37,579,808	37,487,194	79,396

CERTIFIED TO BE A TRUE AND CORRECT COPY
AS TAKEN FROM AND COMPARED WITH THE
ORIGINAL ON FILE IN THIS OFFICE

OCT 1 9 2006

040806-0440

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

Ryan's Family Steak Houses, Inc.
Name of Corporation

*NOTE: Pursuant to Section 33-10-106(6)(i) of the 1976 South Carolina Code of Laws, as amended, the corporation can alternatively state the total number of disputed shares cast for the amendment by each voting group together with a statement that the number of cast for the amendment by each voting group was sufficient for approval by that voting group.

b. ☐ The Amendment(s) was duly adopted by the incorporators or board of directors without shareholder approval pursuant to Section 33-6-102(d), 33-10-102 and 33-10-105 of the 1976 South Carolina Code of Laws, as amended, and shareholder action was not required.

7. Unless a delayed dated is specified, the effective date of these Articles of Amendment shall be the date of acceptance for filing by the Secretary of State (See Section 33-1-230(b) of 1976 South Carolina Code of Laws, as amended)_____

Date May 14, 2004

Ryan's Family Steak Houses, Inc.
Name of Corporation

Signature

Janet J. Gleitz, Corporate Secretary
Type or Print Name and Office

FILING INSTRUCTIONS

1. Two copies of this form, the original and either a duplicate original or a conformed copy, must by filed.
2. If the space in this form is insufficient, please attach additional sheets containing a reference to the appropriate paragraph in this form.
3. Filing fees and taxes payable to the Secretary of State at time of filing application.

Filing Fee	$ 10.00
Filing tax	100.00
Total	$110.00

Return to: Secretary of State
P.O. Box 11350
Columbia, SC 29211

Exhibit B

(legal description)

[Insert Legal Description Here]

Ryan's Restaurant Group, Inc., a South Carolina corporation, was f/k/a Ryan's Family Steak Houses, Inc., a South Carolina corporation.

Being the same property conveyed to Ryan's Family Steak Houses, Inc., by deed recorded in the Register's Office of Davidson County, Tennessee in Book 7780, Page 940.

Exhibit B

#224

Land lying in Davidson County, Tennessee, being more particularly descr bed as follows:

BEING Lot No. 1, on the Plat of Jackson's Courtyard, of record in Book 6900, page 835, Register's Office for Davidson County, Tennessee.

BEGINNING at a point situated in the southerly margin of Lebanon Pike; thence along the southerly margin of Lebanon Pike, N 46 deg. 45' 00" E, 246.73 feet to a point; thence leaving the southerly margin of Lebanon Pike, around a curve to the left having a central angle of 11 deg. 14' 50", a radius of 25.0 feet, a length of 4.91 feet, a tangent of 2.46 feet and a chord which bears S 45 deg. 33' 30" E, 4.90 feet to a point; thence, S 51 deg. 10' 55" E, 90.44 feet to a point; thence, around a curve to the right having a central angle of 44 deg. 22' 30", a radius of 26.41 feet, a length of 20.45 feet, a tangent of 10.77 feet and a chord which bears S 28 deg. 59' 40" E, 19.95 feet to a point; thence, S 06 deg. 48' 44" E, 101.81 feet to a point; thence, around a curve to the right having a central angle of 45 deg. 20' 03", a radius of 21.55 feet, a length of 17.05 feet, a tangent of 9.00 feet and a chord which bears S 15 deg. 51' 34" W, 16.61 feet to a point; thence S 38 deg. 31' 53" W, 190.79 feet to a point; thence, N 51 deg. 28' 07" W, 49.20 feet to a point; thence, N 46 deg. 45' 02" E, 44.45 feet to a point; thence, N 52 deg. 03' 57" W, 185.00 feet to the point of beginning, and containing 49,207.86 square feet.

Being the same property conveyed to Ryan's Family Steak Houses, Inc. by Deed of record in Book 7780, Page 940, Register's Office for Davidson County, Tennessee.