THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr.
Chicago Title Insurance Company
725 Cool Springs Blvd., Suite 160
Franklin, TN 37067

Davidson County DEEDQC
Recvd: 05/05/08 12:53 2 pgs
Fees:12.00 Taxes:0.00

20080505-0046048

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Sovereign JCS II LLC, a Delaware limited liability company	Joe's Crab Shack Real Estate Holdings, Inc., a Delaware corporation	93-06-4-51
(NAME)	(NAME) Edward W. Engel	
(STREET ADDRESS OR ROUTE NUMBER) 125 Village Boulevard, Suite 320	(STREET ADDRESS) 9900 Westpark Drive, Suite 300	
(CITY) (STATE) (ZIP) Princeton, New Jersey 08540	(CITY) (STATE) (ZIP) Houston, Texas 77063	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Joe's Crab Shack Real Estate Holdings, Inc., a Delaware corporation, by these presents does hereby quitclaim and convey unto Sovereign JCS II LLC, a Delaware limited liability company, their successors and assigns, all their right, title and interest in and to the following described tract of land

All that tract or parcel of land containing 0.317 acres more or less situated, lying and being part of Lot No. 2 on the First Plan of Davidson Academy Lots, not of record, and being Lots Nos. 1 and 2, and part of Lots Nos. 3, 4, 7, 8 and 9 on the Plan of Ellis and Moore's Subdivision of Davidson Academy Lots, as of record in Minute Book "L", page 358, Chancery Court at Nashville, and described more particularly according to an "As-Built" Survey prepared by Allen R. Trumbo, R.L.S. No. 1127, Dale and Associates, 516 Heather Place, Nashville, TN 37204, dated December 20, 1996 revised December 31, 1996, Job No. 95110, and being more particularly described as follows:

Begin at the intersection of the North right-of-way margin of Shelby Avenue and the West right-of-way margin of 2nd Avenue South, said point being the True Point of Beginning; thence run South 62°34'00" West along the North right-of-way margin of Shelby Avenue for a distance of 215.05 feet to a point on the East right-of-way margin of 3rd Avenue South; thence run North 27°26'00" West along said right-of-way margin for a distance of 26.00 feet to a point; thence run North 61°40'05" East for a distance of 106.12 feet to apoint; thence run North 26°54'58" West for a distance of 72.93 feet to a point; thence run North 62°21'08" West for a distance of 108.29 feet to a point on the West right-of-way margin of 2nd Avenue South; thence run South 27°26'00" East along said right-of-way margin for a distance of 101.00 feet to a point and back to the True Point of Beginning.

Land containing 13803.95 sq. ft. and 0.317 acres.

Being the same property conveyed to Joe's Crab Shack Real Estate Holdings, Inc., a Delaware corporation, by deed from Crab House, Inc., of record by Instrument No. 20061201-0148331, Register's Office for Davidson County, Tennessee.

STATE OF TEXAS
COUNTY OF HARRIS

The actual consideration for this transfer is $ 0.00 (zero dollars)

Affiant _____
Edward W. Engel

Subscribed and sworn to before me this the 28th day of April, 2008.

P. J. CARR
MY COMMISSION EXPIRES
January 23, 2010

(Affix Seal) *Notary Public* _____

My commission expires: 1-23-2010

This is improved property known as 123 2nd Avenue South, Nashville, TN

Witness our hand this 28th day of April, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Joe's Crab Shack Real Estate Holdings, Inc., a Delaware corporation

_____
By: Edward W. Engel
It's: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, PJ Carr, a Notary Public of the State and County aforesaid, personally appeared Edward W. Engel personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Joe's Crab Shack Real Estate Holdings, Inc., a Delaware corporation, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal, at office in Houston, Texas, this 28th day of April, 2008

_____
Notary Public

My Commission Expires: 1-23-2010

P. J. CARR
MY COMMISSION EXPIRES
January 23, 2010