After Recording Return to and

Address(es) of New Owners	Prepared By:	Send Tax Bills To:	Tax Map Parcel #
Kelly Black 2028 Harvington Drive Franklin, Tennessee 37069	Debra K. Windham, Development Law GMRI, Inc. 6990 Lake Ellenor Drive Orlando, Florida 32809	Kelly Black 2028 Harvington Drive Franklin, Tennessee 37069	092-160-132.00

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration **RARE HOSPITALITY INTERNATIONAL, INC.**, hereinafter referred to as "**Grantor**," does hereby sell, assign, transfer and convey unto **KELLY BLACK,** an individual, hereinafter referred to as "**Grantee**", the following described real estate, to wit:

All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Commencing from a 1/2" rebar found at the intersection of the northeastern right-of-way of Lyle Ave. (40' R/W)(PB. 57, PG 154) and the northern margin of #384 Alley (12' WIDTH)
(DB. 8477, PG. 735); thence with said right-of-way of Lyle Ave. N 22°39'22" W a distance of 123.50' to a point; said point being The True Point of Beginning; thence continuing with said right-of-way N 22°39'22" W a distance of 42.00' to a point; thence leaving said right-of-way N 67°03'19" E a distance of 117.47' to a point along the southwestern margin of an unknown alley (12' WIDTH)(DB. 8477, PG. 735); thence with said margin of alley S 22°39'22" E a distance of 42.00' to a point; thence leaving said margin of alley S 67°03'19" W a distance of 117.47' to a point along the northeastern right-of-way of Lyle Ave. (40' R/W)(PB. 57, PG 154), said point being The True Point of Beginning.

Said Parcel having an area of 4933.6 square feet/0.11 acres and being the same property conveyed to Rare Hospitality International, Inc. by Warranty Deed recorded in Book 20020403, page 0040451.

TO HAVE AND TO HOLD the said tract or parcel of land unto **KELLY BLACK,** Grantee, his successors and assigns, forever in fee simple, Grantor covenants and represents that the Grantor is lawfully seized and possessed of said real estate, that Grantor has full power and lawful authority to sell and convey the same, that title said property is free, clear and unencumbered, except as hereinabove set forth, and the Grantor will forever warrant and defend the same against all lawful claims, by, through or under the Grantor only, but not otherwise.

THE BALANCE OF THIS PAGE INTENTIONALLY BLANK

BILL GARRETT, Davidson County
Trans:T20090049974 DEEDWARR
Recvd: 07/23/09 16:26 2 pgs
Fees:13.00 Taxes:592.00
20090723-0069418

IN WITNESS WHEREOF, Grantor has executed the deed on 22ND day of July, 2009.

RARE Hospitality International Inc., a Georgia corporation,

By: _____
John Doshna, Jr., Assistant Treasurer

Witness Deborah Windham

Witness Annette Pirzadian

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **John Doshna, Jr., as Assistant Treasurer of RARE Hospitality International, Inc., a Georgia corporation**, known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22ND day of July, 2009.

LEEANNE K. CAIN
Commission DD 695494
Expires July 17, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC, State of Florida

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $160,000.00.

RARE Hospitality International, Inc., a Georgia corporation,

By: _____
John Doshna, Jr., Assistant Treasurer

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **John Doshna, Jr., as Assistant Treasurer of RARE Hospitality International, Inc.**, known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22ND day of July, 2009.

LEEANNE K. CAIN
Commission DD 695494
Expires July 17, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC, State of Florida