THIS INSTRUMENT PREPARED BY, AND AFTER RECORDING RETURN TO:

Kevin Reeve, Esquire
Ruby Tuesday, Inc.
150 West Church Avenue
Maryville, TN 37801

STATE OF TENNESSEE, COUNTY OF ~~BLOUNT~~ DAVIDSON:

The actual consideration or value, whichever is greater for this transfer is: $325,000.00.

TRICIA PARTLOW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 20th day of November, 2010

Notary Public

My Commission Expires: 11/7/2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ruby Tuesday, Inc.	New Owner	Map No. 131-04-0
150 W. Church Ave		Parcel No. 131.00
Maryville, TN 37801		
Attn: Kevin Reeve, Esquire		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Scott Ashley and wife, Juliann C. Ashley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruby Tuesday, Inc., a Georgia corporation** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1021 Belvidere Dr., Nashville, TN, 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of November, 2010.

Gregory Scott Ashley

Juliann C. Ashley

BILL GARRETT, Davidson County
Trans:T20110000427 DEEDWARR
Recvd: 01/03/11 15:04 3 pgs
Fees:18.00 Taxes:1202.50
20110103-0000594

STATE OF TENNESSEE, COUNTY OF ~~BLOUNT~~ DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gregory Scott Ashley and wife, Juliann C. Ashley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2010.

Notary Public

My Commission Expires: 1/7/2012

PATRICIA PARTLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Property Description

Being parts of Lots Nos. 6, 7, 8 and 9 in Block 16 on the Map of College Park, of record in Book 843, page 29, Register's Office for said County, and described according to a survey made April 20, 1955, by William C. Parrish, Engineer, as follows:

Beginning at an iron pin in the northeasterly corner of Lot No. 7 at the southwesterly corner of the intersection of Belvidere Drive and Rockdale Avenue; thence South 32 deg. 16 min. West 194 feet 7 inches, along the easterly lines of Lots Nos. 7, 8 and 9, and along the westerly margin of Rockdale Avenue, to an iron pin in the southeasterly margin of Lot No. 9; thence South 89 deg. 35 min. West 55 feet, along the southerly margin of Lot No. 9 to an iron pin; thence North 8 deg. East 170 feet 4 inches, cutting across Lots Nos. 9, 8, 7 and 6, to an iron pin in the northerly line of Lot No. 6 and in the southerly margin of Belvidere Drive; thence South 88 deg. 25 min. East 135 feet, along the northerly lines of Lots Nos. 6 and 7, and along the southerly margin of Belvidere Drive, to the beginning.

Being the same property conveyed to Gregory Scott Ashley and wife, Juliann C. Ashley by deed dated September 30, 2003 from Robert C. Pritchett, Jr. and William R. Chaffin of record in Book 200310080149276, and re-recorded in Book 20040102-0000671, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) 2010 Taxes, which have been prorated and assumed by the Grantee
(2) Easements of record in 3924, page 420
(3) All matters appearing on the Plan of record in Plat Book 843, page 29, said Register's Office