Bk 29

This instrument prepared by:
Ellen Parker
GMRI, Inc.
1000 Darden Center Drive
Orlando, Florida 32837

BILL GARRETT, Davidson County
Trans:T20110059651 DEEDWARRSP
Recvd: 09/26/11 14:33 5 pgs
Fees:28.00 Taxes:2035.00
20110926-0074396

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Odell Binkley, Jr.	Odell Binkley, Jr.	06416000800
3530 Central Pike, Suite 106 Hermitage, TN 37076	3530 Central Pike, Suite 106 Hermitage, TN 37076	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **RARE Hospitality International, Inc.**, a Georgia corporation, has this day bargained and sold, and do hereby transfer and convey unto the said Odell Binkley, the Grantee herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee (the "Property"), as follows:

See Exhibit "A" attached hereto and made a part hereof.

STATE OF Florida
COUNTY OF Orange

The actual consideration or value whichever is greater, for this transfer is $550,000.00.

RARE Hospitality International, Inc.

By: _____
Beth ~~Stute,~~ Manager Asset Management, Affiant

Subscribed and sworn to before me this the 22nd day of September, 2011.

Notary Public State of Florida
Barbara K Thompson
My Commission DD863695
Expires 05/01/2013

_____
Notary Public
My commission expires:

Hermitage, TN

This is improved property, known as 4770 Lebanon Pike, Hermitage, TX 37076

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

1. Real estate taxes and public and private assessments (if any) now or hereafter a lien, none of which being either due or delinquent on the effective date hereof.
2. All conditions, restrictions, covenants and easements of record affecting the Property, if any.

Grantor further covenants to warrant and forever defend the title to the Property to said Grantee, Grantee's (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor, but not otherwise.

Grantee and its successors and assigns covenant and agree that the Property will not be used for the operation of a restaurant that "Features" seafood, Italian food or red meat items for as long after the date of recording this Deed that Grantor or a subsidiary, or an entity under common control with Grantor, or Grantor's parent (individually and collectively "Affiliate") owns the adjacent property describe on the Exhibit "B" attached hereto and made a part hereof. "Features" means that seafood, Italian or red meat items comprise more than 25% of the menu offerings. Restaurants Featuring red meat items, include, but are not limited to, such steakhouse restaurants as: "Chop House", "Golden Corral", "Logan's Roadhouse", "Lone Star", "Original Roadhouse Grill" "Outback", "Roadhouse Grill", "Ryan's Steakhouse", "Sagebrush", "Saltgrass Steakhouse", "Sizzler", "Smokey Bones", "Steak and Ale", "Ted's Montana Grill", "Texas Roadhouse", "Texas Steakhouse", "Trail Dust Steakhouse", "Tumbleweed" or such similar restaurant concepts. Further, Buyer acknowledges that it is not acquiring any interest in any trademarks, service marks and/or trade names which have been used by Grantor at the Property. The foregoing is not intended to prohibit the sale of any seafood, Italian or red meat items, but rather, in no event can any individual category (i.e., seafood, Italian or red meat items) exceed 25% of the menu items.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of September, 2011.

Signed, sealed and delivered
in the presence of:

Barbara K. Thompson
Print Name Barbara K. Thompson

Print Name Annette Pizzadian

RARE HOSPITALITY INTERNATIONAL, INC.,
a Georgia corporation

By: Beth Stute
Beth Stute
Manager, Asset Management

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22nd day of September, 2011 by Beth Stute, as the Manager of Asset Management of RARE HOSPITALITY INTERNATIONAL, INC., a Georgia corporation, on behalf of said corporation. Said person is personally known.

Barbara K. Thompson
Notary Public
State of Florida
Commission Expires:

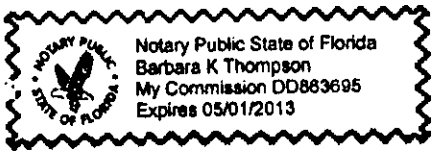


EXHIBIT A

All that tract or Parcel of Land lying and being in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a 1/2" rebar set on the northern right-of-way of Lebanon Pike (Variable R/W), said pin being 915.84' more or less, west of the western right-of-way of Bighorn Drive; thence with a common line of Gilbert S. Merrit (DB.1302, Pg. 208) N 03°43'00" E a distance of 236.32' to a 2" pipe found; thence with a common line of Miller G. Kimbrough, Trustee (DB.4013, Pg. 863) N 78°34'03" E a distance of 175.75' to a 1/2" rebar set; thence with a common line of Lot 1 of Lealand Bush Subdivision (PB. 5800, Pg. 44) S 14°03'31" E a distance of 235.92' to a 1/2" rebar set along the northern right-of-way of Lebanon Pike (Variable R/W); thence with said right-of-way (DB. 9679, PG. 649) along a curve turning to the right, with an arc length of 7.24', with a radius of 2061.04', with a chord bearing of S 76°27'04" W, with a chord length of 7.24', to a 1/2" rebar set; thence continuing with said right-of-way (DB. 9679, PG. 649) along a curve turning to the right, with an arc length of 241.38', with a radius of 1857.86', with a chord bearing of S 80°25'41" W, with a chord length of 241.21', to a 1/2" rebar set ,said pin being The True Point of Beginning.

Said Parcel described above being Lot 2 of Lealand Bush Subdivision (PB. 5800, Pg. 44) less and except right-of-way acquired in DB. 9679, pg. 649 and having an area of 49,956 square feet/1.15 acres.

Being the same property conveyed to RARE Hospitality International, Inc., a Georgia corporation, by deed from Cooker Restaurant Corporation, an Ohio corporation, filed of record in Instrument No. 20040323-0032516, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Adjacent Property

BEING Lot No. 1, Lealand Bush Subdivision, Book 5800, page 44, Register's Office, Davidson County, Tennessee, being more particularly described as follows: BEGINNING at an iron rod on the northerly right-of-way of Lebanon Pike, U.S. Hwy. 70, said point being the southwesterly corner of subject tract and the southeasterly corner of property of Cooker Corp., Deed Book 7036, page 392, R.O.D.C., TN; thence leaving said right-of-way with the Kim-Cooker property line, North 14 deg. 03' 31" West, 235.85 feet to an iron rod; thence with property of Robert S. McDonald, Deed Book 6572, page 36, R.O.D.C., TN, North 78 deg. 32' 34" East, 44.19 feet to a nail; thence North 73 deg. 01' 48" East, 145.81 feet to an iron rod; thence south 13 deg. 48' 58" East, 210.09 feet to a point on the northerly right-of-way of Lebanon Pike; thence with said right-of-way, South 72 deg. 08' 02" West, 28.60 feet to a point; thence with a curve to the right, having a radius of 2,036.04 feet, 7.10 feet to a point; thence south 20 deg. 06' 15" East, 25.00 feet to a point; thence with a curve to the right, having a radius of 2,061.04 feet, and in general westerly direction 155.98 feet to the point of beginning.