OWNER/RESPONSIBLE TAXPAYER:
Hill/Gray Seven L.L.C.
1350 City View Center
Oviedo, FL 32765
Tax I.D. No. 065-13-0-107.00

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 151220 (JHH)

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 5th day of January, 2016, between RARE HOSPITALITY INTERNATIONAL, INC., a Georgia corporation, successor by name change to Longhorn Steaks, Inc., First Party, and HILL/GRAY SEVEN L.L.C., a Florida limited liability company, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SITUATED in Davidson County, Tennessee, and being Lot 1, Lealand Bush Subdivision, as shown by map recorded in Book 5800, page 44, in the Davidson County Register's Office, and 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 JB Management, LLC (Instr. No. 20120123-0006401); thence leaving said right-of-way with the JB Management, LLC, property line, North 10 deg. 00 min. 54 sec. West, 235.93 feet to an iron rod; thence with the property of Mertie Ann McDonald (Book 9853, page 802), North 82 deg. 34 min. 23 sec. East, 44.22 feet to a nail; thence North 76 deg. 23 min. 34 sec. East, 145.51 feet to an iron rod; thence South 10 deg. 06 min. 24 sec. East, 210.46 feet to a nail on the northerly right-of-way of Lebanon Pike; thence with said right-of-way, South 75 deg. 44 min. 46 sec. West, 28.61 feet to a nail; thence with a curve to the right, having a radius of 2,036.04 feet, South 75 deg. 56 min. 52 sec. West, 7.11 feet to a nail; thence South 14 deg. 01 min. 59 sec. East, 24.98 feet to a nail; thence with a curve to the right, having a radius of 2,061.04 feet, South 78 deg. 07 min. 33 sec. West, 155.94 feet to the point of BEGINNING.

Davidson County DEEDWARRSP
Recvd: 01/05/16 15:37 5 pgs
Fees:28.00 Taxes:3115.40
20160105-0000981

The foregoing description was prepared from the survey of John S. Patteson, RLS No. 1829, dated November 6, 2015. The Surveyor's address is 299 N. Weisgarber Road, Knoxville, TN 37919.

BEING the same property conveyed to Longhorn Steaks, Inc., by Warranty Deed from Soo Wong Kim and wife, Soonia Kim, dated September 3, 1992, and recorded in Book 8722, page 622, in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to the matters set forth on Exhibit "A" attached.

First Party covenants that it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. Except as stated herein, First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

Rare Hospitality International, Inc.

By: _____

Title: SVP

STATE OF FLORIDA

COUNTY OF ORANGE

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Laurie Burns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Chief Dev. Officer of RARE HOSPITALITY INTERNATIONAL, INC., the within named bargainor, a Georgia corporation, and that She as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Chief Dev. Officer.

WITNESS my hand and official seal at office this 21st day of December, 2015.

Kimberly S Curtis
Notary Public

My Commission Expires: 9-21-18

KIMBERLY SUE CURTIS
Commission # FF 161614
Expires September 21, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 842,000.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2015.

Kimberly S. Curtis
Notary Public

My Commission Expires: 9-21-18

KIMBERLY SUE CURTIS
Commission # FF 161614
Expires September 21, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

1. Permanent drainage easement and slope easement granted to the State of Tennessee by instrument recorded in Book 10364, page 833, in the Davidson County Register's Office.

2. Utility easement of record in Book 3931, page 377, in the Davidson County Register's Office.

3. Matters depicted or disclosed by map recorded in Book 5800, page 44, in the Davidson County Register's Office.

4. Survey of John S. Patteson, RLS No. 1829, dated November 6, 2015, shows the following:
   a. 25 foot utility easement crossing the property (under building);
   b. 15 foot drainage easement crossing the property (under building);
   c. drainage easement at the southwest corner of the property;
   d. sanitary sewer line crosses the south part of the property;
   e. overhead utility line serving the existing building crosses the properties adjoining on the north and south;
   f. gas line serving the existing building crosses the property adjoining on the south;
   g. 30 foot front setback line and 20 foot rear setback line.

True Copy Certification

I, Suzette Byrd., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Suzette Byrd

Signature

State of Tennessee
County of Knox

Personally appeared before me, Kimberly D. Walker Carmosino, a notary public for this county and state, Suzette Byrd who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly D. Walker Carmosino

Notary's Signature

My Commission Expires: 7/1/18
Notary' Seal (if on paper)

