

Name of owner: O'Charley's Inc.
Tax Map No. : 85-20.05 (Portion)

Prepared by Harry B. Gilley
Attorney at Law
Manchester, Tennessee

Address of new owner and
Send tax bills to:
O'Charley's Inc.
3038 Sidco Drive
Nashville, TN 37204

Jimmy White
Property Assessor
1341 McArthur Dr. Su. 3
Manchester, TN 37355

WARRANTY DEED

For and in consideration of the sum of one Dollar (\$1.00) and other valuable

considerations, the receipt of which is hereby acknowledged, Coffee County/Manchester/
Tullahoma Museum, Inc., has bargained and sold, and by these presents does transfer and convey
unto O'Charley's Inc., a Tennessee corporation, its successors and assigns, a certain tract or
parcel of land in the First Civil District of Coffee County, State of Tennessee, and in the City of
Manchester, described as follows:

Being the northerly portion of Lot Number Two (2) of O'Charley's Highway 41
Subdivision No. 1, a plat of which subdivision is on file in Plat Cabinet Envelope 414B in the
Register's Office of Coffee County, Tennessee, and beginning at a iron pin in Jobalia's west line at
the northeast corner of the aforesaid Lot Number Two (2); thence south 03 deg. 06 min. west
along the east line of said Lot Number Two (2) a distance of 123.52 feet to an iron pin; thence
north 66 deg. 10 min. 56 sec. west 237.02 feet to an iron pin at the southwest corner of the
northerly portion of said Lot Number Two (2); thence north 21 deg. 41 min. 08 sec. east along
the west line of the northerly portion of said Lot Number Two (2) a distance of 108.25 feet to an
iron pin at the most northerly northwest corner of said Lot Number Two (2); thence south 68
deg. 19 min. 02 sec. east along the north line of said Lot Number Two (2) a distance of 197.49
feet to the place of beginning, and the bearings and distances set forth herein were taken from the
aforesaid plat of O'Charley's Highway 41 Subdivision No. 1.

Being a portion of the property conveyed to the Coffee County/Manchester/Tullahoma
Museum, Inc. by the County of Coffee by deed dated December 15, 1988, and recorded in Deed
Book 209, page 505, Register's Office of Coffee County, Tennessee.

This sale and transfer has been authorized and approved by the adoption of appropriate
resolutions by the Coffee County Commission and board of directors of Coffee County/
Manchester/Tullahoma Museum, Inc.

To have and to hold the said tract or parcel of land, with the estate, title and interest

thereto belonging to the said O'Charley's Inc., its successors and assigns, forever.

And Coffee County/Manchester/Tullahoma Museum, Inc. does covenant with O'Charley's

Inc., that it is lawfully seized and possessed of said land in fee simple, has a good right to convey
it, and the same is unencumbered.

And Coffee County/Manchester/Tullahoma Museum, Inc. does further covenant and bind itself and its successors to warrant and forever defend the title of said land to the said

O'Charley's, Inc. its successors and assigns, against the lawful claims of all persons whomsoever.

Executed this 14 day of Aug 2001.

Coffee County/Manchester/Tullahoma Museum, Inc.

By Judy F. W. Worthington, President
Judy F. W. Worthington, President

STATE OF TENNESSEE, COFFEE COUNTY

Before me, a notary public in and for said county and state, personally appeared Judy F. W. Worthington with whom I am personally acquainted and who, upon oath, acknowledged herself to be the President of Coffee County/Manchester/Tullahoma Museum, Inc. the within named bargainer, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as President.

Witness my hand and official seal at Coffee Co. Tennessee, this 14 day of August, 2001.

Cherie Sainlaugh
Notary Public

My commission expires: 2-2-05



STATE OF TENNESSEE
COUNTY OF DAVIDSON

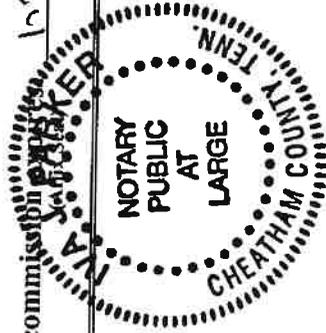
The actual consideration or value, whichever is greater, for this transfer is \$ 100,500.00.

[Signature]
Affiant

Subscribed and sworn to before me this the 14th day of September, 2001.

[Signature]
Notary Public

My commission expires 1-26-05



State of Tennessee, County of COFFE
Received for record the 17 day of
SEPTEMBER 2001 at 9:00 AM. (RECH 60269)
Recorded in official records
Book W283 pages 502- 504
Notebook 2 Page 388
State Tax \$ 371.85 Clerks Fee \$ 1.00,
Recording \$ 17.00, Total \$ 389.85,
Register of Deeds ELLEN P. VAUGHN
Deputy Register BRENDA VAUGHN