Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville S. C. 66 PLES

State of South Carolina.

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Ryan's Family Steak House of Greenville, a General Partner, hereafter referred to as Grantor, in consideration of the sum of distribution in liquidation of Partnership by Ryan's Family Steak Houses, Inc. hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns, forever:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown on a survey for Alvin A. McCall, Jr., dated November 17, 1977 by Campbell & Clarkson Surveyors, Inc. and having, according to said survey, the following metes and bounds, to-wit:

Commencing at an iron pin on the southwestern side of U. S. Highway 276 (Laurens Road,) which iron pin is N 23-57 W approximately 847.5 feet from Kellett Drive, and running thence with the line of property of C. D. Bishop, S. 44-50 W. 373.54 feet to a new iron pin; thence N 50-31 W 140.61 feet to an old iron pin; thence along the joint line of property of E. O. Bishop, N 44-50 E 441 feet to an old iron pin on the southwestern side of U. S. Highway 276 (Laurens Road); thence along the western side of U. S. Highway 276 (Laurens Road) S 23-57 E 150.18 feet to the point of beginning.

This is the same property conveyed to Grantor herein by deed of C. D. Bishop dated December 19, 1977 and recorded December 20, 1977 in Deed Book 1070, page 480, office of the RMC for Greenville County, S. C.

The above property is being distributed to the sole remaining partner of the Grantor Partnership in liquidation of the Partnership.

(15)-500-263-1-7.01

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining; TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof. Witness the hand and seal of Grantor this Ryan's Family Steak House of Greenville, (Seal) (Seal) Alvin A. McCall .(Seal) - Yanaging Partner (Seal) Grantor STATE OF SOUTH CAROLINA. GREENVILLE COUNTY Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal, and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Swork to before me this Notary Public for South Carolina STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER GREENVILLE COUNTY I, the undersigned Notary Public, do hereby certify wife of the within named Grantor did unto all whom it may concern, that Mrs... this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described. GIVEN under my hand and seal this