

12898 Wilcox Rd  
P.O. Box 22102  
Dallas, Texas 75222

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For Tax Use, Section 6011  
Book 39 Page 1337

STATE OF SOUTH CAROLINA )  
                                  ) TITLE TO REAL ESTATE  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that STEAK AND ALE OF COLUMBIA, INC., a Nevada corporation, Grantor, in consideration of Seven hundred fifty thousand four hundred Dollars (\$ 750,400.00), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto STEAK AND ALE RESTAURANTS OF AMERICA, INC., a Delaware corporation, Grantee, its successors and assigns, forever, that certain tract of land situated in Greenville County, South Carolina and being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes.

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BEING the same premises conveyed by Eighth Colony Investors, a general partnership, to the Grantor by instrument dated January 13, 1976 and recorded in Vol. 1030, Page 210 of the Real Estate Records of Greenville County, South Carolina.

SUBJECT, HOWEVER, to the easements and rights reserved unto the said Eighth Colony Investors by said instrument of conveyance.

- 519-280-1-5.22

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TOGETHER WITH all and singular the rights, privileges, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining specifically including, without limitation, the easements and rights granted and conveyed to the Grantor in the instrument of conveyance hereinabove described; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, its successors and assigns, forever. And, the Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and its seal affixed this 10th day of November, 1976.

STEAK AND ALE OF COLUMBIA, INC.

By: [Signature]  
John W. Titus, Vice President

(Corporate Seal)

ATTEST:

[Signature]  
Thomas P. Barton, Secretary

IN THE PRESENCE OF:

[Signature]  
[Signature]

DOCUMENTARY STAMP TAX \$04.00  
DOCUMENTARY STAMP TAX \$01.00

GREENVILLE COUNTY 052304  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
825.55  
NOV 1976

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