

THIS INSTRUMENT PREPARED BY:
and after recording returned to:

B & K Restaurant Group, Inc.	Receipt #: 00000523119-03
1741 South Tamiami Trail	Doc Stamp-Deed : 2100.00
Venice, Florida 33595	Karen E. Rushing, Sarasota Co
	By: <u>Karen E. Rushing</u> D.C.

Grantee's Tax ID # _____
Property Tax ID # _____

SPECIAL WARRANTY DEED

This Special Warranty Deed made and executed the 5th day of September, 1997, by Grandy's, Inc., a California corporation, having its principal place of business at 997 Grandy's Lane, Lewisville, Texas, 75067-2599 (hereinafter called the "Grantor"), to B & K Restaurant Group, Inc., a Florida corporation, whose address is c/o Angelo Tzankis, 312 Bayshore Drive, Venice, Florida 34285 (hereinafter called the "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

SEE EXHIBIT A ATTACHED

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO taxes and assessments for 1997 and subsequent years, and easements, restrictions, reservations and conditions of record, if any.

To Have and to Hold, the same in fee simple forever.

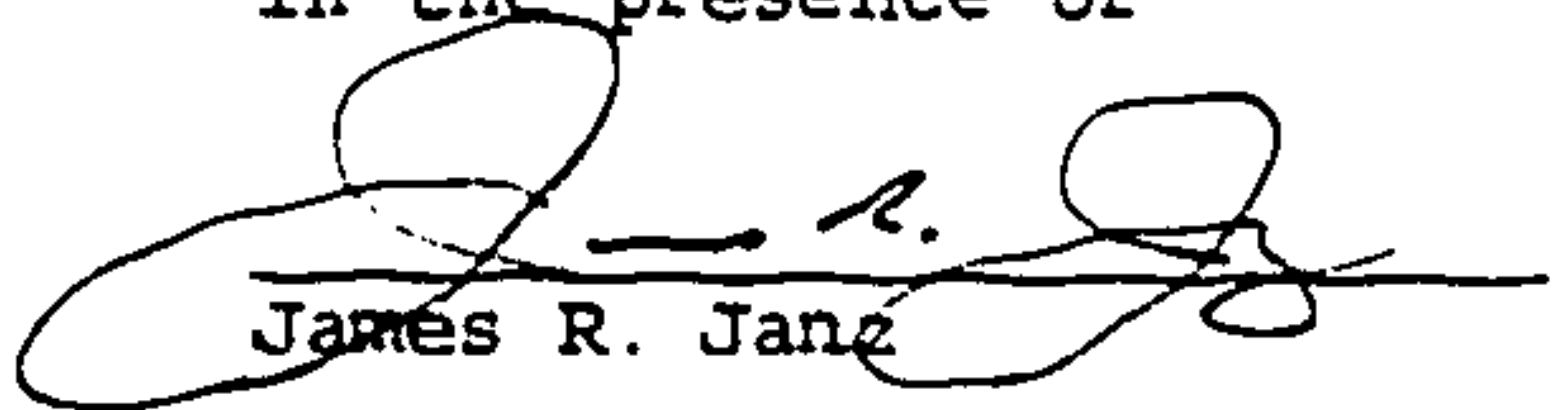
And the Grantor hereby covenants with the Grantee that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, solely.

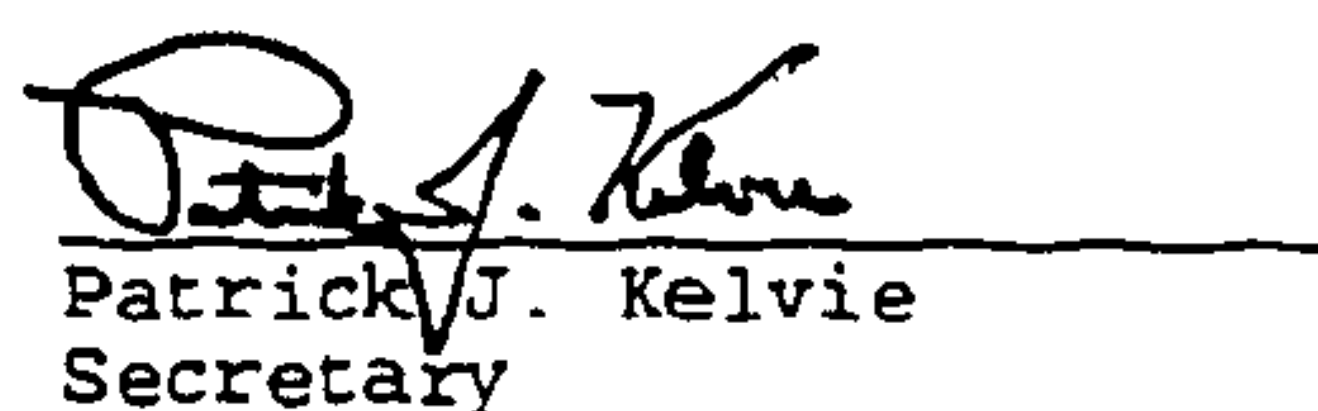
1500
2000

COPIES MADE T. 1/18
3431 HUNTERS CROWN BLVD
TAMPA FL 33609

In Witness Whereof the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of


James R. Janz


Patrick J. Kelvie
Secretary


Richard Handel

(SEAL)

(Witnesses)

STATE OF California

COUNTY OF Santa Clara

The foregoing instrument was acknowledged before me this 5th day of September, 1997, by Patrick J. Kelvie, as Secretary of Grandy's, Inc., a California corporation, on behalf of the corporation. He is personally known to me.



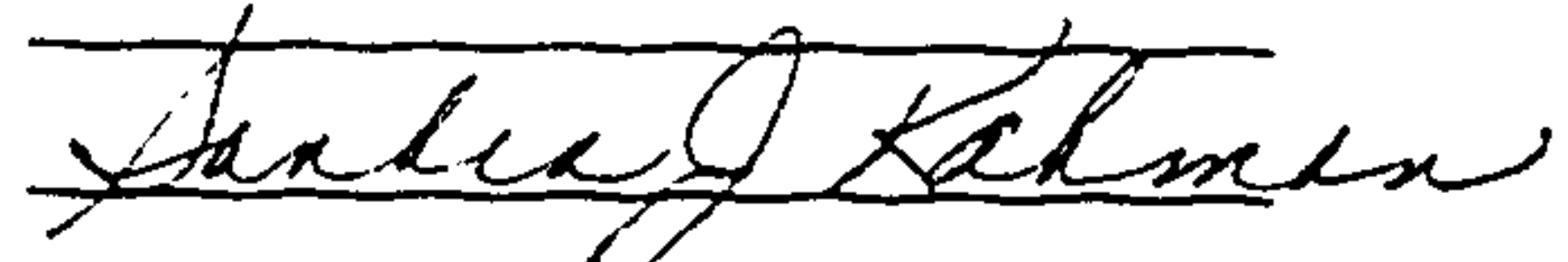

NOTARY PUBLIC, STATE OF CALIFORNIA
July 6, 2001
(Commission Expiration Date)

EXHIBIT A

A tract of land lying in Section 20, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the intersection of the Northwesterly line of premises conveyed by Paver Development Corporation to Jamie B. Carrion and Charles M. Boothby by Warranty Deed dated March 25, 1976 recorded in Official Records Book 1114, Page 153 of the Public Records of Sarasota County, Florida with the Northeasterly right of way line of U.S. 41 said right of way line lying 60.00 feet Easterly of the original centerline of U.S. 41, SRD survey centerline (the following 3 calls are along said Northeasterly right of way line); thence North 32°20'40" West, a distance of 355.30 feet; thence North 57°39'20" East, a distance of 72.00 feet; thence North 32°20'40" West, a distance of 701.80 feet to the Southeasterly line of premises conveyed by Strathmore Realty Corporation to Popular Bancshares Corporation, by Warranty Deed dated July 30, 1974, recorded in Official Record Book 1051, Page 1832 of said public records for the point of beginning; thence North 57°39'20" East along said Southeasterly line a distance of 245.51 feet; thence South 32°13'00" East, a distance of 152.94 feet; thence South 57°47'00" West, a distance of 245.17 feet to the aforementioned Northeasterly right-of-way line of U.S. 41; thence North 32°20'40" West, along said Northeasterly right of way line, a distance of 152.40 feet to the point of beginning.

RECORDERS MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory to this document when received

CLERK OF COURT
SARASOTA COUNTY, FLA.

97 SEP 15 AM 10:30

OFFICIAL RECORDS