

CORRECTIVE QUIT CLAIM DEED

SEP 21 3 17 PM '95

BK 290 PG 688
W.E. DAVIS CH. CLK.
By M. Taylor O.C.

Prepared by:
Ronald P. McKeown
16 Oxford Road
Milford, CT 06460
Bus Ph # N/A
Hm Ph # N/A

State of Mississippi
County of DeSoto

THIS CORRECTIVE QUIT CLAIM DEED, made this 18 day of September, 1995, by and between CONNECTICUT RESTAURANT VENTURES, INC., a corporation created and existing under and by virtue of the laws of the State of Connecticut and having its principal place of business at 16 Oxford Road, Milford, Connecticut 06460, as party of the first part, and DIVERSIFIED HOSPITALITY GROUP, INC., a corporation organized and existing under and by virtue of the laws of the State of Delaware, and having its principal place of business at 16 Oxford Road, Milford, Connecticut 06460, of the second part; is correcting a faulty acknowledgment of the Quit Claim Deed dated October 31, 1991 and recorded in Deed Book 244 at Page 38 of the Chancery Clerk's Office of DeSoto County, Mississippi.

WITNESSETH: That for the consideration hereinafter expressed, the said party of the first part and pursuant to authority given by the Board of Directors of said corporation, has bargained and sold and does hereby BARGAIN, SELL, CONVEY and QUIT CLAIM unto the said party of the second part the following described real estate, situated and being in the City of Southaven, County of DeSoto, State of Mississippi, to wit:

SEE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF

THE CONSIDERATION for this conveyance is as follows: \$10.00

IN WITNESS WHEREOF, CONNECTICUT RESTAURANT VENTURES, INC. has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by Ronald P. McKeown, its Executive Vice President, as of this 18th day of September, 1995.

CONNECTICUT RESTAURANT VENTURES, INC.

By: Ronald P. McKeown
Ronald P. McKeown
Its Vice President

Corporate Seal

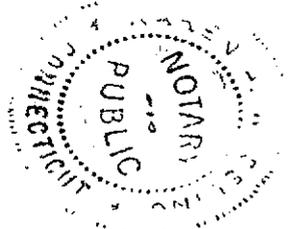
STATE OF CONNECTICUT :
COUNTY OF New Haven :

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18 day of September, 1995, within my jurisdiction, the within named **Ronald P. McKeown**, who acknowledged that he is Vice President of **Connecticut Restaurant Ventures, Inc.**, a Connecticut corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Karena A. Wessling

KARENA A. WESSLING
NOTARY PUBLIC
MY COMMISSION EXPIRES SEP. 30, 1996

Notary Public



BOOK

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Exhibit A

Part of Section 13, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as beginning at a concrete monument in the north right of way line of Stateline Road at its intersection with the east right of way line of Interstate Highway I-55, in the south half of Section 13, Township 1 South, Range 8 West (which point is 70 feet north of the center line of Stateline Road); thence in a northwesterly direction following a fence line along the west Highway right of way 116.7 feet to a concrete monument (which point is 285 feet east of the center line of Interstate 55); thence with an interior angle of 156 deg. 06' in a northwesterly direction following the fence on the east side of said interstate highway right of way a distance of 270.3 feet to an iron pin at the intersection of the east line of the interstate highway and the west line of Huggins Road (50 feet from centerline); thence with an interior angle of 20 deg. 38' in a south easterly direction with the west right of way line of Huggins Road parallel with and 50 feet westerly of the centerline of said road a distance 381.8 feet to an iron pin; thence with an interior angle of 172 deg. 56' 30" parallel with and 50 feet from the center line of Huggins Road a distance of 44.9 feet to an iron pin in the north line of Stateline Road 177.4 feet north of the centerline of said road; thence with the north line of Stateline Road and with an interior angle of 62 deg. 40' 30" in a westerly direction 101.0 feet to the point of beginning, containing 25,400 square feet, more or less.

Indexing Instructions:

Part of the SE 1/4 of the SW 1/4 of Section 13, Township 1 South, Range 8 West,
of DeSoto County, MS,

Grantor and Grantee's Address:

16 Oxford Rd.

Middletown, CT 06460

HMPH #N/A

BS Ph #N/A