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NO

Return To:
LandAmerica Lawyers Title
2511 N. Loop 1604 W., #101
San Antonio, Texas 78258
GF # 1211005074

AFTER RECORDING:
HOLD FOR
CHARTER TITLE COMPANY
GF 1017001347
Closer LAVLYN

So. Hwy 6, Houston

20070454009
07/25/2007 RP1 \$28.00

RECORDING REQUESTED BY:

Spirit Master Funding, LLC
14631 N. Scottsdale Road, Suite 200
Scottsdale, AZ 85254-2711

~~AND WHEN RECORDED MAIL TO:~~

Land America Commercial Services
NCS National Accounts Administrator
1850 N. Central Ave., Ste. 300
Phoenix, AZ 85004

Attn: Allen Brown
07-52828
AND WHEN RECORDED MAIL TAX
STATEMENTS TO:

Joe's Crab Shack Real Estate Holdings, Inc.,
a Delaware Corporation
Attention: Ed Engel
9900 Westpark Drive, Suite 300
Houston, TX 77063

With a copy to:

Spirit Master Funding, LLC
14631 N. Scottsdale Road, Suite 200
Scottsdale, AZ 85254-2711

Affix RPTT:

21098-95-278 RP 847-56-8647

2007 JUL 25 AM 11:05
FILED
County Clerk
HARRIS COUNTY, TEXAS
Kennedy R. Kuyfman

GRANT DEED

THIS INDENTURE WITNESSETH THAT:

Sovereign JCS LLC, a Delaware Limited Liability Company,

in consideration of the reasonable value, the receipt of which is hereby acknowledged,
does hereby Grant, Bargain Sell and convey to

Spirit Master Funding, LLC, a Delaware Limited Liability Company,

all that real property situated in the County of Harris, State of Texas, described on
Exhibit A attached hereto.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances
thereunto belonging to in anywise appertaining.

lee

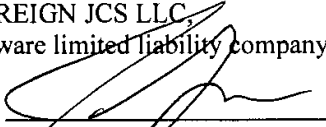
SUBJECT TO:

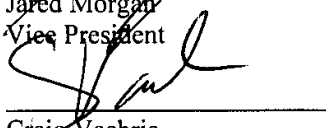
1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, right of way, easements and reservations of record (collectively, Items 1 and 2, the "Permitted Encumbrances").

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property, subject to the Permitted Encumbrances unto the said Grantee, its successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

Dated this 28 day of June, 2007

SOVEREIGN JCS LLC,
a Delaware limited liability company

By: 
Name: Jared Morgan
Title: Vice President

By: 
Name: Craig Vachris
Title: Vice President

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RP 247-56-954B

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this 28 day of June, 2007, by Jared Morgan, as Vice President of Sovereign Investment Company, a California corporation, the manager of Sovereign NNN Ventures, LLC, a Delaware limited liability company, the manager of Sovereign FF Manager, LLC, a Delaware limited liability company, the manager of Sovereign JCS LLC, a Delaware limited liability company, on behalf of the company, and who () is personally known to me or (✓) has produced a driver license as identification.

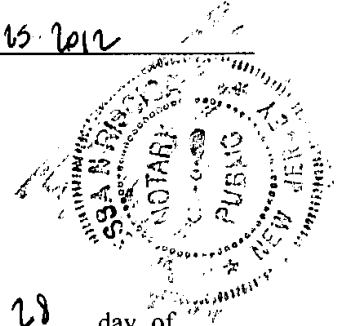
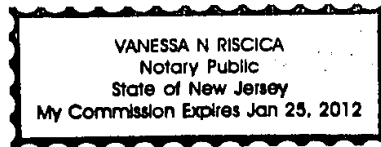
Vanessa N. Riscica

(Print/Type Name)

NOTARY PUBLIC

My Commission expires: 01-25-2012

(NOTARIAL SEAL)



STATE OF MIDDLESEX
COUNTY OF NEW JERSEY

The foregoing instrument was acknowledged before me this 28 day of June, 2007, by Craig Vachris, as Vice President of Sovereign Investment Company, a California corporation, the manager of Sovereign NNN Ventures, LLC, a Delaware limited liability company, the manager of Sovereign FF Manager, LLC, a Delaware limited liability company, the manager of Sovereign JCS LLC, a Delaware limited liability company, on behalf of the company, and who () is personally known to me or (✓) has produced a driver license as identification.

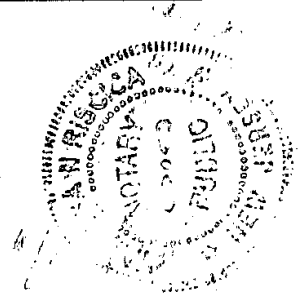
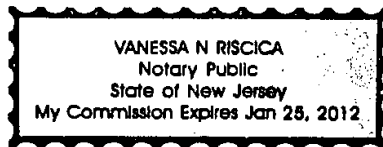
Vanessa N. Riscica

(Print/Type Name)

NOTARY PUBLIC

My Commission expires: 01-25-2012

(NOTARIAL SEAL)



HP 847-56-49

EXHIBIT "A"

TRACT 1:

BEING a 2.256 acre tract of land in the Bias Herrera Survey, Abstract No. 321, Harris County, Texas, and being out of Restricted Reserve "K", Block 1, as shown on the plat of TIM MILES SUBDIVISION, recorded in Volume 334, Page 99 of the Harris County Map Records and being out of a 10.5943 acre tract described under Harris County Clerk's File No. S015191, said 2.256 acre tract being more fully described as metes and bounds as follows:

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COMMENCING at a 5/8" iron rod found in the west right-of-way line of State Highway No. 6 as described under Harris County Clerk's File No. B647227 (Vol. 5032, Page 132, Harris County Deed Records) and being at the southeast corner of said Restricted Reserve "K" and the northeast corner of Restricted Reserve "J", Block 1;

THENCE N 04 deg. 50 min. 30 sec. W, 30.09 feet along the said west right-of-way of State Highway No. 6 and along the westerly boundary line of said Reserve "K" to a 5/8" iron rod set at the POINT OF BEGINNING of the herein described tract;

THENCE S 89 deg. 40 min. 53 sec. W, 350.00 feet to a set 5/8" iron rod for the southwest corner of the herein described tract;

THENCE N 00 deg. 19 min. 07 sec. W, 290.00 feet to a 5/8" iron rod set for the northwest corner of the herein described tract;

THENCE N 89 deg. 40 min. 53 sec. E, 329.48 feet to a 5/8" iron rod set in the east line of said Restricted Reserve "K" and being in the said west right-of-way line of State Highway No. 6;

THENCE in a southerly direction, 138.85 feet along the said west right-of-way line of State Highway No. 6 and along the westerly boundary line of said Reserve "K" and following the arc of said curve to the left having a radius of 3993.69 feet, a central angle of 01 deg. 59 min. 31 sec. and a chord which bears S 03 deg. 50 min. 44 sec. E, 138.84 feet to a 1/2" iron rod found and from said 1/2" iron rod, a found concrete monument bears S 18 deg. 55 min. E, 0.56 feet and a found 1" iron rod bears S 77 deg. 40 min. W, 0.18 feet;

THENCE S 04 deg. 50 min. 30 sec. E, 151.90 feet along the said west right-of-way line of State Highway No. 6 and along the easterly boundary line of said Reserve "K" to the POINT OF BEGINNING and containing 2.256 acres of land.

TRACT 2:

Rights in and to those certain easement as set out and more fully described in instrument recorded under Harris County Clerk's File No. S464504.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW. THE STATE OF TEXAS COUNTY OF HARRIS I hereby certify that this instrument was FILED in the number Sequence on the date and at the stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

JUL 25 2007



Carolyn L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

0450-95-278
HP