WARRANTY DEED

FROM

KRISPY KREME DOUGHNUT COMPANY

54241

TO

TENNESSEE DOUGHNUT CORPORATION

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day
of OCT A.D. 1959
at 1:55 o'clock P.M.
Noted in Book 74 Page 312
Recorded in Book 2963 Page 197
Recording Fee $1.50
JAMES P. WILSON, Register
By [illegible] D.C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of ten and no/100 DOLLARS (10.00), and other good and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged,

KRISPY KREME DOUGHNUT COMPANY has does bargained and sold, and by these presents transfer and convey unto TENNESSEE DOUGHNUT CORPORATION, a Tennessee Corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the East part of Lot No. 1 and the West Part of Lot No. 2 on the Plan of Young Wilhoit's Subdivision, of record in Book 332, page 108, Register's Office for said County, and described as follows:

BEGINNING at a point in the north margin of Greenwood Avenue 6 feet east of the original line of the Gallatin Pike as established by said plan, being the southeast corner of a strip of ground 6 x 174 feet conveyed to the City of Nashville, by the Penn Mutual Life Insurance Company, by deed of record in Book 108, page 308, Register's Office for said county; thence along the easterly line of said 6-foot strip northerly 174 feet to the south margin of an alley; thence with the margin of said alley easterly 134.7 feet to a point 19.3 feet west of the common corner of Lots Nos. 2 and 3; thence southerly 174 feet, more or less, to the north margin of Greenwood Avenue at a point 24 feet west of the corner of Lots 2 and 3; thence with the margin of said Avenue westerly 130 feet to the point of beginning.

Being the same property conveyed to KRISPY KREME DOUGHNUT COMPANY by deed dated September 10, 1958, from Harry H. Sadler and wife of record in Book 2804, page 1, said, Register's Office.