CORPORATION WARRANTY DEED

PREPARED BY: GERALD T. AARON - mail
ATTORNEY AT LAW
10225 East Kellogg
Wichita, Kansas 67207

60-4
90 PW

This space reserved for REGISTER OF DEEDS

BOOK 4607 PAGE 966

This Indenture, Made this 28th day of April in the year of our Lord one thousand nine hundred and seventy-two between UNITED FAST FOODS INCORPORATED

(a corporation duly organized under the laws of the State of ~~Kansas~~ Delaware) in the County of and State of of the first part, and

PIZZA HUT OF KNOXVILLE CORPORATION, a Tennessee Corporation, of the second part.

WITNESSETH, That the said party of the first part, in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration----------DOLLARS to it duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents does grant and convey to the said part y of the second part, its heirs and assigns, all the following described real estate situated in the County of Davidson and State of ~~Kansas~~ Tennessee to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being Oak Park Commercial Dev. Section 4, a plan of which is of record in Book 4350, Page 37, Register's Office for said County, located on the southwest corner of Dickerson Road and Oak Valley Drive, more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Dickerson Road at the southerly margin of Oak Valley Drive; thence along the westerly margin of Dickerson Road south 2 degrees 31 minutes 00 seconds west 53.80 feet to an iron pin; thence along Raymond L. Danner's northerly line north 87 degrees 29 minutes 00 seconds west 157.29 feet to an iron pin; thence along the easterly line of a reserved strip north 6 degrees 15 minutes 00 seconds east 110.74 feet to an iron pin in the southerly margin of Oak Valley Drive; thence along the southerly margin of said Drive south 83 degrees 45 minutes 00 seconds east 103.46 feet to an iron pin; thence along a curve to the right having a radius of 50 feet; 75.28 feet to the point of beginning, containing 0.36 acres, more or less.

Being the same property conveyed to United Fast Foods Incorporated by deed from James A. Mason and wife, Norma Jean Mason, of record in Book 4377, page 620, Register's Office for Davidson County, Tennessee.

with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Grantor hereby covenants and agrees that at the delivery hereof it is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances EXCEPT:

Grantee, Pizza Hut, Inc., assumes and agrees to pay the installment deed note to James A. Mason and Norma Jean Mason, in the principal amount of $60,000 (filed in Book 4377 at page 620, County of Davidson, State of Tennessee), and Grantee, Pizza Hut, Inc., also assumes and agrees to pay a deed of trust to Home Federal Savings and Loan Association, Nashville, Tennessee, in the principal amount of $55,000.

and that it will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, heirs and assigns, forever, against all persons lawfully claiming the same.

IN WITNESS WHEREOF, The said party of the first part has executed this deed and affixed its corporate seal on the day and year first above written.

UNITED FAST FOODS INCORPORATED DELAWARE CORP. SEAL

Attest: Farris S. Farha Secretary

UNITED FAST FOODS INCORPORATED

By Jim E. Cohlmia President

STATE OF KANSAS, SEDGWICK COUNTY, ss.:

BE IT REMEMBERED, That on this 28th day of April, A. D., 19 72, before me, a Notary Public, in and for the County and State aforesaid, came JIM E. COHLMIA President of UNITED FAST FOODS INCORPORATED

to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

SHARRON TAYLOR NOTARY PUBLIC SEDGWICK CO. KANSAS

Sharron Taylor - Notary Public

My commission expires: Nov. 4, 1972

DUKE PRINTING, INC.

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OATH

I hereby affirm that the actual consideration for this transfer or value of the property transferred is $104,636.47, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gerald T. Aaron

GERALD T. AARON

Subscribed and sworn to before me this 26th day of May, 1972.

Sharron Taylor

Sharron Taylor, Notary Public

My Commission Expires: November 4, 1972

Buyer + Tax Bills
Pizza Hut of Knoxville. Corp
c/o David J. Taylor - Treasurer
10225 East Kellogg
Wichita, Kansas. 67207

B 6 2 3 3 9

IDENTIF. REFERENCE

JUN 7 10 01 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-7-72	CONV	90,000.00			
JUN-7-72	CONV	14,636.47			
JUN-7-72	S'TAX		A*	271.96	
JUN-7-72	PR'FEE		A*	.50	
JUN-7-72	W'DEED		A*	4.00	* 276.46