PAGE 1

WARRANTY DEED

(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
, Inc. (NAME)	Ad Valorem Tax Dept., Pizza Hut, Inc. (NAME)	64-0-34
25 East Kellogg (STREET ADDRESS OR ROUTE NUMBER)	10225 East Kellogg (STREET ADDRESS)	
Wichita, Kansas 67201 (CITY) (P. O. ZONE) (STATE)	Wichita, Kansas 67201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND NO/100 ($60,000.00) Dollars,

I, J. R. Freeman, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said Pizza Hut of Knoxville Corporation

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE RIDER ATTACHED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and Sworn to before me, this the 22nd day of December, 19 75

Affiant J. R. Freeman, Trustee

My commission expires: S.P.L. 8 1979 (Affix Seal)

Notary Public

unimproved (X)
is, improved ( ) property, known as Parcel of land fronting 99.62 feet on easterly margin of Andrew (House Number) (Street)
Jackson Parkway, Davidson County
P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Pizza Hut of Knoxville Corporation, its (successors)

heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Pizza Hut of Knoxville Corporation its (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 22nd day of December, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. R. Freeman, Trustee

J. R. Freeman, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John H., Neal, III, a Not
for said County and State, J. R. Freeman, Trustee
the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee,
this 22nd day of December, 19 75.

Commission expires Sept. 8, 1979 Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and
County aforesaid, personally appeared
with whom I am personally acquainted, and who, upon oath, acknowledged self to be
of the
the within named bargainor, a corporation, and that he as such
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of
the corporation by self as

Witness my hand and seal, at office in
this day of, 19

Notary Public

Commission expires

WARRANTY DEED

FROM

TO

Compliments of

Title Insurance Company
Floor — First American Center

Phone 255-4688
NASHVILLE, TENNESSEE 37238

BOOK 4985 PAGE 3

RIDER ATTACHED TO AND MADE A PART OF WARRANTY DEED BETWEEN J. R. FREEMAN, TRUSTEE AND PIZZA HUT, INC., DATED DECEMBER 22, 1975

A tract of land in the 4th Civil District Davidson County, Tenn. and being generally bounded as follows: on the south by Section Two Jackson Square Commercial Subdivision on the west by Andrew Jackson Parkway; on the north by J. R. Freeman, Trustee; and on the east by Charles H. Turner and being more particularly described as follows:

Beginning at a concrete monument on the easterly margin of Andrew Jackson Parkway at the northwesterly corner of Lot "C" on the plan of Section Two Jackson Square Comm. Subd. as of record in Book 4885, page 2, R.O.D.C. Tenn. and being the southwesterly corner of the herein described property. Said concrete monument also being north 4 degrees 25 minutes west, 345.13 feet from the northerly end of the northeasterly return curve at Lebanon Pike (U.S.70-N) and Andrew Jackson Parkway as measured along the easterly margin of Andrew Jackson Parkway, thence with the easterly margin of Andrew Jackson Parkway, north 4 degrees 25 minutes west, 10.34 feet to an iron pin at an angle in said easterly margin, thence continuing with the easterly margin of Andrew Jackson Parkway 35 feet east of and parallel to the center line of said Parkway North 1 degree 59 minutes west, 99.62 feet to an iron pin, thence with a line severing the property of J. R. Freeman, Trustee, north 88 degrees 01 minutes east, 204.14 feet to an iron pin in the westerly line of Charles H. Turner's Property as of record in Deed Book 4019, page 217, R.O.D.C. Tenn., thence with the westerly line of Turner's property south 1 degree 45 minutes east 135.38 feet to a concrete monument at the northeasterly corner of Lot "C" Jackson Square Commercial Subdivision, thence with the northerly line of said Lot "C" north 84 degrees 51 minutes west, 204.73 feet to the point of beginning and containing 25000 square feet or 0.574 acres.

Being a part of the same property conveyed to J. R. Freeman, Trustee by deed from Jackson Square Development Company, Inc., as of record in Deed Book 4101, page 72, Register's Office for Davidson County, Tennessee.

030635

RECEIVED FOR REFERENCE

JAN 2 3 53 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

EXD. TR

JAN-26 76	CONV	60,000.00			
JAN-26 76 S'TAX			B*	156.00	
JAN-26 76 PR'FEE			B*	.50	
JAN-26 76	W'DEED		B*	6.00	* 162.50