This instrument was prepared by James C. Fesenmeier, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

WARRANTY DEED

BOOK 5065 PAGE 634

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Chatham, P.S.C. (NAME)	Burger Queen Enterprises, Inc. (NAME)	4D26162
615 Washington Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 6014, 4000 DuPont Circle (STREET ADDRESS)	Map 64-15
Shelbyville, Kentucky (CITY) (P. O. ZONE) (STATE)	Louisville, Kentucky 40206 (CITY) (ZONE) (STATE)	Par. 3

For and in Consideration of the sum of One Hundred Ninety Five Thousand and No/100---------- ($195,000.00) ----------*DOLLARS*

cash in hand paid by the grantee hereinafter named, the receipt of which is hereby acknowledged,

SEP-76	CONV	99,000.00			
SEP-76	CONV	96,000.00			
SEP-76	S'TAX		B*	507.00	
SEP-76	PR'FEE		B*	.50	
SEP-76	W'DEED		B*	8.00	* 515.50

Burger Queen Enterprises, Inc., hereinafter called the grantor, has ~~xxxx~~ *bargained and sold, and by these presents do/transfer and convey unto* ~~the said~~ Donald Chatham, P.S.C. Employees Profit Sharing and Pension Trust, herein called the grantee, its successors ~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Burger Queen Enterprises, Inc.'s Lebanon Road Subdivision, as of record in book 4885, page 131, Register's Office for said County.

Said Lot No. 1 fronts 160.00 feet on the northerly side of Lebanon Road, and extends back 160.00 feet on the easterly line and 160.05 feet on the westerly line, to a line in the rear on which it measures 160.00 feet thereon.

Being the same property conveyed to Burger Queen Enterprises, Inc. by deed from Belz Investment Company, Inc. of record in book 4960, page 544, Register's Office for Davidson County, Tennessee.

Together with all of the said grantor's right, title and interest in and to an easement for a water line as contained in instrument of record in book 4960, page 549; and as shown on plan recorded in book 4885, page 131, both in said Register's Office; to which reference is made for a more particular description thereof.

This conveyance is made subject to restrictions contained in deed of record in book 4620, page 935; re-recorded in book 4662, page 840; and such limitations as shown on the plan recorded in book 4885, page 131, all in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 195,000.00

Subscribed and sworn to before me, this the 7th day of Sept 1976

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, its successors ..... ~~xhxxxx~~ *and assigns, forever.*

And It es *do/covenant with the said* grantee ..... *that* it is has *lawfully seized and possessed of said land in fee simple;* ~~xxxx~~ *a good right to convey it, and the same is unencumbered,* except as herein stated, and except for 1976 real estate taxes and all taxes thereafter which the grantee assumes and agrees to pay.

And it es *do/further covenant and binds* itself, ~~its successors and assignexxxxx heirs and xxxxxxxxxxx~~ *to warrant and forever defend the title to the said land to the said* grantee, its successors ..... ~~xhxxxx~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 31st *day of* August, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Burger Queen Enterprises, Inc.

BY: John L. Fisher, Vice-President
(John L. Fisher, Vice-President)

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~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

~~Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....~~

~~the 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....., Tennessee, this..... day of....., 19.....~~

~~....., Notary Public.~~

~~Commission Expires.....~~

~~STATE OF.....~~
~~COUNTY OF.....~~

~~Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....~~

~~the 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....., this..... day of....., 19.....~~

~~....., Notary Public.~~

~~Commission Expires.....~~

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ JEFFERSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John L. Fisher, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President of the Burger Queen Enterprises, Inc., the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice-President.

Witness my hand and seal, at office in Louisville, Kentucky, this 31st day of August, 19 76.

Sandra K Jones
Notary Public

Commission Expires 5-21-79

SANDRA KAY JONES NOTARY PUBLIC STATE AT LARGE, KY.

WARRANTY DEED

FROM

Burger Queen Enterprises, Inc.

TO

Donald Chatham, P.S.C. Employees

Profit Sharing and Pension Trust

D 0 6 5 7 0

SEP 7 9 59 AM '76

REFERENCE

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

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