This instrument was prepared by: William B. Owen
LITTLE, THRAILKILL AND OWEN, P.C.
25th Floor, First American Center
Nashville, Tennessee 37238
(615) 259-3456

WARRANTY DEED

BOOK 5094 PAGE 576

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whataburger, Inc.	Whataburger, Inc	MAP 103-1-11
(NAME:) 3104 South Alameda	(NAME) 3104 South Alameda	
(STREET ADDRESS OR ROUTE NUMBER) Corpus Christi, Texas 78404	(STREET ADDRESS) Corpus Christi, Texas 78404	8DA 35525
(CITY) - (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred and Thirty-Five Thousand and no/100 ($135,000.00) *Dollars,* cash in hand paid as the total consideration for this transfer, the receipt and sufficiency of which is hereby acknowledged, Tastemaker Systems, Inc., a Tennessee Corporation

has *~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said* Whataburger, Inc, a Texas corporation its successors and assigns (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Beginning at an iron pin located in the northern margin of Charlotte Pike, said pin being located 360.0 feet west of the center line of Westboro Drive; thence with the right-of-way margin of Charlotte Pike S 41°12'W 152.5 feet to an iron pin thence leaving said right-of-way of Charlotte Pike N 57°49'W 227.8 feet to an iron pin in the southern margin of an alley; thence with the margin of said alley N 41°12'E 188.25 feet to an iron pin; thence S 48°48'E 225.0 feet to the point of beginning. Said tract containing 0.88 acres, more or less.

Being same property conveyed to Tastemaker Systems, Inc., by deed from Carl P. Gardner and F. Gary Logan, of Record in Book 4713, page 225, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Subscribed and sworn to before me, this the 1st day of December 1976

Affiant

My commission expires: 3-1-78 (Affix Seal)

Notary Public

Unimproved

This is unimproved property, known as 6308 (House Number) Charlotte Pike (Street), Nashville, Tennessee (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 grantee its successors (successors), *~~heirs~~ and assigns forever.* Grantor *covenant s that* it is *lawfully seized and possessed of said real estate in fee simple, ~~has~~ good right to convey it, and that the same is unencumbered.* except for a lien for taxes for 1976 which are not yet due and payable and except for any easement or imperfection of title of record in the Register's office for Davidson County Grantor *~~further covenant and bind~~* its *~~heirs and representatives~~* successors and assigns *to warrant and forever defend the title to said real estate to said* Grantee, its *(successors), ~~heirs and assigns~~, against the lawful claims of all persons.*

Witness ~~hand~~ this 23rd *day of* November, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TASTEMAKER SYSTEMS, INC.

By A. C. Loyd, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

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.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Jenny Cross, a Notary Public of the State and County aforesaid, personally appeared A. C. Loyd, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Presidedt of the Tastemaker Systems, Inc., the within named bargainor, a corporation, and that he as such Presidedt, 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 President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of November, 19 76.

Jenny Cross, Notary Public

Commission expires 5-1-78

JENNY CROSS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DEC-7 76	CONV	90,000.00			
DEC-7 76	CONV	45,000.00			
DEC-7 76	S'TAX		B*	351.00	
DEC-7 76	PR'FEE		B*	.50	
DEC-7 76	W'DEED		B*	4.00	* 355.50

WARRANTY DEED

FROM

TASTEMAKER SYSTEMS, INC.

TO

WHATABURGER, INC.

D 80183

IDENTIF. REFERENCE

DEC 7 4 17 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238