ADDRESS OF NEW OWNER:
Nashville Donuts, Inc.
Suite 123
11 Dunwoody Park
Atlanta, Georgia 30341

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.:
133-15;86

BOOK 5141 PAGE 1

S P E C I A L W A R R A N T Y D E E D

THIS INDENTURE, made this 7th day of February, 1977, by and between SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania corporation, 1608 Walnut Street, Philadelphia, Pennsylvania 19103,

GRANTOR, and NASHVILLE DONUTS, INC., a Corporation of the State of Tennessee, Suite 123, 11 Dunwoody Park, Atlanta, Georgia 30341,

GRANTEE,

WITNESSETH: That the Grantor in consideration of the sum of One Hundred Ten Thousand Dollars ($110,000.00) to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and warrant unto the said Grantee, the heirs or successors and assigns of the Grantee all that parcel of real estate lying and being in the _____ of _____, County of Davidson, State of Tennessee, to-wit:

Being in the 6th Civil District of Davidson County, Tennessee, on the east side of Nolensville Pike (U. S. 41A, U.S. 31A) and being Lot No. 1 on the Plan of Travis Park, as of record in Book 3700, page 62, Register's Office for said County, and described according to a survey made by Turner Engineering Co., Inc., dated March 22, 1966, as follows: BEGINNING at a point on the easterly margin of Nolensville Pike, as widened, said point being 202.4 feet southerly from the centerline of Paragon Mills Road; thence in a northwesterly direction with the margin of Nolensville Pike, and a 1933.83 foot radius curve to the left a distance of 133.80 feet to a point; thence with a 48.86 foot radius curve to the right a distance of 70.75 feet to a point on the south margin of Paragon Mills Road; thence with the same, North 56° 10' East a distance of 123.30 feet to a point; thence South 33° 43' East a distance of 148.60 feet to a point; thence South 83° 52' East a distance of 30.75 feet to a point on the westerly margin of a 25-foot alley; thence in a southerly direction with a 112.5 foot radius curve to the left a distance of 50.00 feet to a point; thence South 67° 09' West a distance of 196.80 feet to the beginning, containing 0.806 acres, more or less.

Being the same premises conveyed to Grantor by Deed recorded Davidson County, Tennessee, in Book 5131, Page 275, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictions and conditions of record, easements or restrictions visible upon the ground and any state of facts which an accurate survey would disclose.

This is improved property known as 4,000 Nolensville Road, Nashville, Tennessee 37211.

APR28	CONV	90,000.00			
APR28	CONV	20,000.00			
APR28	S'TAX		B*	286.00	
APR28	PRTFEE		B*	.50	
APR28	W'DEED		B*	4.00	* 290.50

No. 210-341

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TO HAVE AND TO HOLD the same to the Grantee , the heirs or successors and assigns of the Grantee , forever.

And the Grantor, for itself, its successors and assigns does covenant with the Grantee , the heirs or successors and assigns of the Grantee , that it, the Grantor, is well seized in fee of the lands and premises aforesaid; that it has good right to sell and convey the same in manner and form aforesaid, that the same are free from all encumbrances of whatsoever nature made or to be made by Grantor, and that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee , the heirs or successors and assigns of the Grantee , against the lawful claims and demands of all persons claiming by, through or under the Grantor, subject as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed and its duly attested Corporate Seal to be hereunto affixed the day and year first above written.

WITNESSES:

Doris M. Doms

Jean Gallagher

Doris M. Doms

Jean Gallagher

SUN OIL COMPANY OF PENNSYLVANIA

By: William Gorden
William Gorden, Manager, Marketing
Property Management and Divestment

ATTEST: Emmett E. Rossman
Emmett E. Rossman
Assistant Secretary

RECEIVED FOR REGISTRATION AND RECORDED
APR 2 10 36 AM '77
IDENTIFICATION REFERENCE
REGISTER'S OFFICE, DAVIDSON COUNTY, TENN.

STATE OF PENNSYLVANIA)
) ss
COUNTY OF PHILADELPHIA)

On this 7th day of February, 1977 , before me, a Notary Public within and for said County and State, personally appeared William Gorden and Emmett E. Rossman to me personally known, who, being each by me duly sworn, did say that they are respectively the Manager, Marketing Property Management and Divestment and Assistant Secretary of SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed, sealed and delivered in behalf of said Corporation by authority of its Board of Directors, and the said William Gorden and Emmett E. Rossman acknowledged said instrument to be their free act and deed and the free act and deed of said Corporation.

MY COMMISSION EXPIRES:

CHARLES G. SCHANZ, Notary Public
Philadelphia, Philadelphia County, Pa.
My Commission Expires Jan. 28, 1980

Notary Public

THIS INSTRUMENT PREPARED BY: FRANK R. ROARK, JR., ESQ., SUN OIL COMPANY OF PENNSYLVANIA, 1608 WALNUT STREET, PHILADELPHIA, PENNSYLVANIA 19103.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $110,000.00.

Subscribed and sworn to before me, this 28th day of March, 1977.

Teresa Smith
NOTARY PUBLIC

Andrew C. Shoven Attorney for Nashville Gas Co.
AFFIANT

My Commission Expires: 8-13-78