THIS INSTRUMENT PREPARED BY:

DOUGLAS R. BERRY
907 TWO MILE PARKWAY
GOODLETTSVILLE, TN 37072

BOOK 5154 PAGE 83

MAP 72-10-114
MAP 72-13-29
15DA-00040
15DA 00035

W A R R A N T Y D E E D

ADDRESS NEW OWNER:

Church's Fried Chicken, Inc.

P. O. Box BH001

San Antonio, Texas 78284

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 155000.00

Alan P. Roberts
AFFIANT

Subscribed and sworn to before me, this the 15th day of June, 1977.

Mary Emily Bell Large
NOTARY PUBLIC

My Commission Expires: 4/21/80.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, DIXIE DATSUN, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHURCH'S FRIED CHICKEN, INC., a Texas Corporation, hereinafter called the Grantee, its Successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 45 and 46 on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee, and Lot No. 1 and the southerly half of Lot No. 2 on the map of Eskridge's Subdivision of part of the W. F. Franklin property, as of record in Book 547, page 52, Register's Office for said County, described according to a survey by Larry D. McClanahan and Associates, dated April 1, 1977, as follows:

Beginning at an iron pin in the westerly margin of Gallatin Road at the intersection of the northerly margin of Carolyn Avenue; thence with the said margin of Carolyn Avenue north 68° 33' 30" west 170.00 feet to an iron pin; thence north 21° 56' east 215.00 feet to an iron pin; thence south 68° 33' 30" east 170.00 feet to an iron pin in the westerly margin of Gallatin Road; thence with the said westerly margin of Gallatin Road south 21° 56' west to the point of beginning.

Being part of the same property conveyed to Dixie Datsun, Inc., by deed from Martha White Gaines, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This property known as 2609 and 2611 Gallatin Road, Nashville, Tennessee.

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 and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, its

successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of June, 1977.

E06831

IDENTIF. REFERENCE

JUN 2 11 42 AM '77

FILED DAVIDSON COUNTY, TENN. REGISTER

DIXIE DATSUN, INC.

By: Glen L. Roberts
President.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Glen L. Roberts ~~and~~ _____ with whom I am personally acquainted and who upon his/~~their~~ oath/~~oaths~~ acknowledged himself/~~themselves~~ to be the President of ~~and~~ Dixie Datsun, Inc. the corporation, and that he ~~they~~ as such President ~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Glen L. Roberts as such President. ~~and attesting the same by such~~ _____.

Witness my hand and official seal at office at Nashville, Tenn. on this the 1st day of June, 1977.

NOTARY PUBLIC

My Commission Expires: 4/21/80.

...-2E CHG ...
...-2E CHG ...
...-2E STAX ... 5¢ .50
...-2E FEE ... 5¢ 4.00 * 407.50
...-2E WDEED