This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

(CORPORATE FORM)

BOOK 5174 PAGE 5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. & J. Land Company	Whataburger, Inc.	MAP - 103-1
(NAME) C/O Howard Tirschwell	(NAME) P. O. Box 6220	Parcel 11
(STREET ADDRESS OR ROUTE NUMBER) 737 Everhart Road	(STREET ADDRESS) Corpus Christi, Texas, 78411	
(CITY) Corpus Christi (STATE) Texas (ZIP) 78411	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by J. & J. Land Company, a joint venture and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Whataburger, Inc., a Texas corporation, *has bargained and sold, and does hereby transfer and convey unto the said* J. & J. Land Company, a joint venture,

its *(successors), heirs and assigns,*

certain real estate in ..... *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot "A" on the Plan of the Re-subdivision of Lots 1 to 4 of Westboro Subdivision, as of record in Book 3106, page 152, Register's Office for said County, described 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 deg. 12' W 152.5 feet to an iron pin thence leaving said right-of-way of Charlotte Pike N 57 deg. 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 deg. 12' E 188.25 feet to an iron pin; thence S 48 deg. 48' E 225.0 feet to the point of beginning.

Being the same property conveyed to Whataburger, Inc., a Texas corporation, by deed from Tastemaker Systems, Inc., a Tennessee corporation, of record in Book 5094, page 576, Register's Office for said County.

This conveyance is subject to 40-foot building setback line of record in Book 3106, page 152, as amended in Book 5089, page 879, changing 40 feet to 15 feet, and an easement of record in Book 3991, page 868, Register's Office for Davidson County, Tennessee.

STATE OF ~~XXXXXX~~ ~~TEXAS~~ TENN
COUNTY OF ~~XXXXXX~~ ~~NUECES~~ }

The actual consideration or value, whichever is greater, for this transfer is $ 330,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of July, 19 77.

My commission expires: ~~12-31-78~~ 3-15-78 (Affix Seal)

Howard G. Tirschwell and James T. Braselton, Jr.

Notary Public ~~in and for Nueces County, Texas~~

This is ~~unimproved ( )~~ improved (X) property, known as 6301 Charlotte Pike (House Number) (Street) Nashville 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 J. & J. Land Company, a joint venture,

its *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said J. & J. Land Company, a joint venture, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 15th *day of* July, 19 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WHATABURGER, INC.

By: Thomas E. Dobson

THOMAS E. DOBSON

TEXAS
STATE OF ~~XXXXXXXX~~
COUNTY OF ~~XXXXXXXX~~
NUECES

Before me, BOBBIE JURANEK, *a Notary Public of the State and County aforesaid, personally appeared* THOMAS E. DOBSON, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* VICE PRESIDENT *of the* WHATABURGER, Inc., *the within named bargainor, a corporation, and that* he *as such* officer *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Vice President.

Witness my hand and seal, at office in Corpus Christi, Texas, *this* 15th *day of* JULY, 19 77

Bobbie Juranek *Notary Public*

BOBBIE JURANEK

Commission expires June 1, 1979

JUL 21 77 CONV * $ 330,000.00
JUL 21 77 S'TAX 6* 858.00
JUL 21 77 PR'FEE 8* .50
JUL 21 77 W'DEED 8* 4.00 * 862.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
EAST ASHVILLE BRANCH

WARRANTY DEED

FROM
Whataburger, Inc., a Texas corp.
TO
J & J Land Company, a joint venture

E 15751

IDENTIF. REFERENCE

JUL 21 3 05 PM '77

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE