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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Frank R. Tinnon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Dec., 1977.

Notary Public

MY COMMISSION EXPIRES: 2/18/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHNSON & EDWARDS, ATTORNEYS - 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Krystal Company (NAME)	Same (NAME)	34-2
A Tennessee Corporation		Par 8
701 Cherry Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Chattanooga, TN. 37402 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	GO 08871

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANK R. TINNON, and wife, SARA WADE TINNON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE KRYSTAL COMPANY, A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR ~~HEIRS~~ SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the City of Goodlettsville, the Second, formerly the 10th, Civil District of Davidson County, Tennessee being Lot No. 80, on the plan of Echo Meadows as recorded in Book 2331, page 64, R.O.D.C., Tennessee, and being more fully described according to a survey by John O. Spry, Surveyor, Tenn. No. 727, July 21, 1977, as follows:

BEGINNING at an iron pin on the westerly margin of Two Mile Parkway at the southerly end of the southwesterly return curve at the intersection of Two Mile Parkway and Blue Bird Drive, thence:

1. With the westerly margin of Two Mile Parkway, S 20° 45' 19" E, a distance of 144.50' to an iron pin, thence:
2. S 69° 20' 17" W, a distance of 140.11' to an existing iron pin, thence:
3. N 41° 09' 49" W, a distance of 148.42' to an iron pin on the southerly margin of Blue Bird Drive, thence:
4. Easterly with said margin and a 476.99' radius curve to the right a distance of 170.48' to an iron pin, thence:
5. With a 25' radius curve to the right a distance of 39.27' to the point of beginning and containing 27,100 square feet or 0.62 acres.

Being the same property conveyed to Frank R. Tinnon & wife Sara Wade Tinnon from Ray Adams and wife Margaret V. Adams as of Record in Deed Book 4307, page 117, R.O.D.C., Tennessee.

Title report shows 30' building line on Two Mile Parkway and Blue Bird Drive, also a 10' public utilities easement along the southeasterly property line.

This property is conveyed subject to Right-of-Way at Blue Bird Drive & Two Mile Parkway.

This is ~~unimproved~~ improved ( ) property, known as 901 Two Mile Parkway, Goddlettsville, TN. 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, their heirs 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 our hand s this 20th day of December, 1977

Frank R. Tinnon — Sara Wade Tinnon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank R. Tinnon and wife Sara Wade Tinnon

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of December 19 77.

Commission expires: [illegible]

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
FRANK R. TINNON, ET UX

TO
THE KRYSTAL COMPANY
A TENNESSEE CORPORATION

MAIL TO
LAWYERS TITLE
P.O. BOX 742
MADISON, TN 37115

E 42675

IDENTIF. REFERENCE

DEC 20 3 41 PM '77

FELIX [illegible] REGISTER
DAVID [illegible] CO.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC20 77	CONV	90,000.00			
DEC20 77	CONV	70,000.00			
DEC20 77	S'TAX		B*	416.00	
DEC20 77	PR'FEE		B*	.50	
DEC20 77	W'DEED		B*	4.00	* 420.50