ADDRESS OF NEW OWNER:
Taco Bell, a California
Corporation
17381 Red Hill Avenue
Irvine, California 92714

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.:
133-15;86

BOOK 5250 PAGE 735

WARRANTY DEED

THIS INDENTURE, made this 1st day of February, 1978, by and between NASHVILLE DONUTS, INC., a Tennessee corporation, Box 317, Randolph, Massachusetts 02368, GRANTOR, and TACO BELL, a California Corporation, 17381 Red Hill Avenue, Irvine, California 92714, GRANTEE,

WITNESSETH: That the Grantor in consideration of the sum of FIFTY-FIVE THOUSAND AND NO/100THS ($55,000.00) DOLLARS 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, its successors and assigns of the Grantee all that parcel of real estate lying and being in the County of Davidson, State of Tennessee, to wit:

Parcel B on the Plan of the Resubdivision of Lot 1, Travis Park, of record in Book 5210, page 22, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the east margin of Nolensville Road at the common front corner of Parcels A and B as shown on said plat; thence in a northerly direction a distance of 40.25 feet to a P. K. nail; thence along a curve to the right a distance of 70.75 feet to a P. K. nail in the south margin of Paragon Mills Road; thence with said Road, North 56° 10' East a distance of 123.30 feet to a concrete monument; thence South 33° 43' East a distance of 117.04 feet to the common rear corner of Parcels A and B; thence South 67° 9' West along the common line between Parcels A and B, a distance of 180.2 feet to the point of beginning.

Together with an easement for ingress and egress 12-1/2 feet in width and extending from the east margin of Nolensville Road at the south margin of Parcel B, a distance of 137.5 feet.

Being the same premises conveyed to NASHVILLE DONUTS, INC., a Tennessee corporation, by Deed from SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania corporation, of record in Book 5141, page 1, 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 unimproved property located at the southeast corner of Nolensville Road and Paragon Mills Road, Nashville, Tennessee 37211.

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 successors and assigns, to warrant and forever defend the title to the said land and to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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:

Marjorie J. Knowles

Diane Eaton

Marjorie J. Knowles

Diane Eaton

NASHVILLE DONUTS, INC.

By: Richard N. Hart

Title: Treasurer

ATTEST:

By: Gilbert Rosenberg

Title: Secretary

STATE OF MASSACHUSETTS)
) ss
COUNTY OF Norfolk)

On this 1st day of February, 1978, before me, a Notary Public within and for said County and State, personally appeared Richard N. Hart Jr. and Gilbert Rosenberg to me personally known, who, being each by me duly sworn, did say that they are respectively the Treasurer and Secretary ~~and~~ of NASHVILLE DONUTS, INC., a Tennessee 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 Richard N. Hart Jr. and Gilbert Rosenberg acknowledged said instrument to be their free act and deed and the free act and deed of said Corporation.

MY COMMISSION EXPIRES:

July 31, 1981

Notary Public

FEB 8 10 26 AM '78
FELIX Z. SUMNER, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

249581

STATE OF CALIFORNIA)
COUNTY OF Orange) The actual consideration for this transfer or value of property (whichever is greater) is $55,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT Robert L. McKay, PRESIDENT

Subscribed and sworn to before me, this 6th day of February, 1978.

Yolanda M. Stewart

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/22/79

OFFICIAL SEAL
YOLANDA M. STEWART
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires December 22, 1979

THIS INSTRUMENT WAS PREPARED BY ANDREW C. SHOVERS, SMITH, COHEN, RINGEL, KOHLER & MARTIN, 2400 FIRST NATIONAL BANK TOWER, ATLANTA, GEORGIA 30303.

EB-8 CONV 55,000.00
EB-8 TRFEE $ .50
EB-8 W'DEED $ 4.00 * 147.50