Return to
~~Euclid, Ohio~~

Address New Owner and send Tax bills To:
Dunkin' Donuts Inc.
P. O. Box 327
Randolph, MA 02368

Map 133-15
Parcel 86
6DU00010

QUITCLAIM DEED

BOOK 5290 PAGE 827

NASHVILLE DONUTS, INC., a Tennessee corporation, in consideration of Two Hundred Eighteen Thousand, Eighty-Six and 00/100 ($218,086.00) Dollars paid, grants to FOURTH DUNKIN' DONUTS REALTY, INC., a Delaware corporation whose address is Box 317, Randolph, Massachusetts, 02368, with QUITCLAIM COVENANTS, that certain parcel of land, together with the buildings and other improvements thereon, in Nashville, County of Davidson, Tennessee, being more particularly bounded and described as set forth in Exhibit A hereto.

The premises are conveyed subject to restrictions of record, if any, insofar as now in force and applicable, and to all real estate taxes and other assessments.

For title, reference may be had to a deed recorded with the Davidson County Registry of Deeds, Book , Page .

[Corporate seal]

NASHVILLE DONUTS, INC.

Attest:

Gilbert Rosenberg,
Secretary

By:
Richard N. Hart, Jr., Treasurer

THE COMMONWEALTH OF PENNSYLVANIA

Philadelphia, ss. May 25, 1978

Then personally appeared the above-subscribed Richard N. Hart, Jr., to me known to be the Treasurer of Nashville Donuts, Inc., who acknowledged the foregoing instrument to be the free act and deed of Nashville Donuts, Inc., before me,

Notary Public
My commission expires: 1/19/79

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL PUBLIC

This Instrument Prepared By:
Francis Hanlon
225 Franklin Street
Boston, Massachusetts

IDENTIF. REFERENCE

MAY 26 4 22 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 6 7 7 2 1

SCHEDULE A

1. Property #4: Southwest corner of Paragon Mills Road and Nolensville Road, Travis Park, Tennessee

2. Original Allocable Portion of the Notes attributable to this Property is $226,856.

3. Legal Description:

Land in the 6th Civil District of Davidson County, Tennessee, being parcel "A" on the Plan of the resubdivision of Lot No. 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 Parcel A and B as shown on said Plat; thence with the common line between said lots, north 67°09' east 180.2 feet to a point; thence south 33°43' east 31.56 feet to a concrete monument; thence north 83°52' east 30.75 feet to a concrete monument on the west margin of an alley (25' R.O.W.) thence with the same and along an interior curve (radius of 112.50 feet) 50.0 feet to a point; thence south 67°09' west 196.80 feet to an iron pin in concrete on the east margin of Nolensville Road; thence with the same northerly 93.57 feet to the point of beginning.

Being the same property conveyed to Nashville Donuts, Inc. by deed from Sun Oil Company of Pennsylvania, of record in Book 5141, Page 1, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest of Nashville Donuts, Inc., in and to a mutual reciprocal easement agreement with Taco Bell, a California Corporation, of record in Book 5250, Page 737, Register's Office for Davidson County, Tennessee, described as follows:

Being in the 6th Civil District of Davidson County, Tennessee, on the East side of Nolensville Road (100-foot right-of-way) and being Ingress-Egress Cross easement on A Resubdivision of Lot 1 Travis Park, as of record in Book 5210, Page 22, Register's Office for said County, and described according to a survey made by Turner Engineering Company, Inc., dated November 9, 1977, as follows:

To find the true point of beginning, begin at a monument (iron pin in concrete) on the easterly margin of Nolensville Road (100-foot right-of-way), said concrete monument being 202.4 feet southerly from the center line of Paragon Mills Road (50-foot right-of-way); thence in a northwesterly direction with the margin of Nolensville Road, and a 1933.83 foot radius curve to the left a distance of 93.57 feet to the true point of beginning; thence continuing in a northwesterly direction with the margin of Nolensville Road, and a 1933.83 foot radius curve to the left a distance of 12.5 feet to a point; thence North 67 degrees 09 minutes east 137.5 feet to a point; thence in a southerly direction 12.5 feet to a point; thence continuing in a southerly direction 12.5 feet to a point; thence South 67 degrees 09 minutes West 137.5 feet to a point on the easterly margin of Nolensville Road, thence in a northwesterly direction with said margin of Nolensville Road and a 1933.83 foot radius curve to the left a distance of 12.5 feet to True Point of Beginning.

MAY26 78	CONV	90,000.00	218,086.00	
MAY26 78	CONV	90,000.00		
MAY26 78	CONV	38,086.00		
MAY26 78	S'TAX		B* 567.06	
MAY26 78	PR'FEE		B* .50	
			B* 6.00	* 573.56
MAY26 78	W'DEED			

State of Tennessee
County of Davidson

The consideration or value whichever is greater, for this transfer is $218,086.00

Affiant

Subscribed and sworn to before me, this 26th. day of May, 1978

~~My Commission Expires~~ _____

E. Barnes Dep. Reg
~~Notary Public~~