LIMITED WARRANTY DEED, CORPORATION TO INDIVIDUAL

15 DA 00035
72-13-29

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CORPORATE FORM

WARRANTY DEED
(LIMITED)

15 DA 00040
72-10-114

THIS INDENTURE, made and entered into this 24th day of April 1978 by and between Church's Fried Chicken, Inc., P. O. Box BH001; San Antonio, Texas 78284

a corporation organized and existing under and by virtue of the laws of the State of Texas party of the first part, and Dempsey Hunter; 975 Main Street; Nashville, Tennessee 37206

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville the County of Davidson, State of Tennessee.

Commence 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 Gallatin Road N. 21° 56' 00" E. a distance of 117.00 feet to the point and place of Beginning;
Thence N. 21° 56' 00" E. a distance of 98.00 feet;
Thence N. 68° 33' 30" W. a distance of 170.00 feet;
Thence S. 21° 56' 00" W. a distance of 98.00 feet;
Thence S. 68° 33' 30" E. a distance of 170.00 feet to the point and place of beginning.

Being part of the same property conveyed to Church's Fried Chicken, Inc., A Texas Corporation, by deed from Dixie Datson, Inc., of record in Book 5154, page 83, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXX the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, claiming by, through or under it, but not further or otherwise.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

[signature] Assistant Secretary

Church's Fried Chicken, Inc.

By: [signature] Vice President.

STATE OF ~~TENNESSEE~~ Texas, COUNTY OF ~~SHELBY~~ Bexar

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Ed C. Brooks with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Church's Fried Chicken, Inc. the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal at office this 24th day of April 1978

My commission expires 10-27-78

[signature] Notary Public

(FOR RECORDING DATA ONLY)

Property address

Mail tax bills to Dempsey Hunter; 975 Main Street; Nashville, TN 37206

This instrument prepared By:
John Keedy; P. O. Box BH001
San Antonio, Texas 78284

State tax	$ 208.00
Register's fee	.50
Recording fee	4.00
Total	$ 212.50

T.G.#
Form 39 Revised 2/16/68

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $80,000. which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[signature] Affiant

Subscribed and sworn to before me this 24th day of April 1978

[signature] Notary Public

My Commission Expries 10-27-78

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

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IDENTIF. REFERENCE

JUN 7 4 02 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-78	CONV	30,000.00		
JUN-78 S'TAX			B* 208.00	
JUN-78 PR'FEE			B* .50	
JUN-78	W'DEED		B* 4.00	* 212.50