Address of New Owner:	Send Tax Bills To:	Map-Parcel Nos.
AM-Cal Construction Corp. 150 White Plains Rd. Tarryton, New York 10591	Same	75-13-241

WARRANTY DEED BOOK 5307 PAGE 165

THIS INDENTURE, made this 27th day of June, 1978, by and between NASHVILLE DONUTS, INC., a Tennessee corporation, Suite 1005, Georgetown Square, Atlanta, Georgia 30338, GRANTOR, and AM-CAL CONSTRUCTION CORP., a New York Corporation, 150 White Plains Road, Tarrytown, New York 10591, GRANTEE,

WITNESSETH: That the Grantor in consideration of the sum of EIGHTY-FIVE THOUSAND AND NO/100THS ($85,000.00) 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:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot marked 3A on the Plat of the resubdivision of Reserve Parcel, Commercial Area No. 4, Hermitage Hills, of record in Plat Book 4715, page 8, Register's Office for Davidson County, Tennessee, being described according to said Plat as surveyed by Robert Lee Spears, on which surveyor's certificate, is dated June 12, 1973, as follows:

BEGINNING at an iron pin in the northwest margin of Lebanon Pike (U.S. Highway 70), said point being located 150 feet southwest of a concrete monument in the southeasterly corner of Hermitage Hills Commercial Area No. 2, of record in Book 4470, page 139, Register's Office of Davidson County, Tennessee;

JUL-5 78	CONV	85,000.00			
JUL-5 78 S'TAX			B*	221.00	
JUL-5 78 PR'FEE			B*	.50	
JUL-5 78	W'DEED		B*	10.00	* 231.50

thence with the margin of said Lebanon Pike South 18 degrees 12 minutes West 151.08 feet to a concrete monument; thence leaving said point North 71 degrees 48 minutes West 200 feet to an iron pin in the easterly margin of Hermitage Hills Church of Christ Property; thence with said east boundary line of Hermitage Hills Church of Christ North 18 degrees 12 minutes East 151.08 feet to an iron pin; thence South 71 degrees 48 minutes East 200 feet to the point of beginning.

Being the same property conveyed to Nashville Donuts, Inc., a Tennessee Corporation by deed from Bernard Geringer and wife, Ethel M. Geringer of record in Book 4753, page 210, Register's Office for Davidson County, Tennessee.

This is unimproved property located on the northwest margin of Lebanon Pike, Nashville, Tennessee.

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.

NASHVILLE DONUTS, INC.

BY: _____
Title:

(Corporate Seal)

ATTEST:

BY: _____
Title: Secretary

Witnesses:

_____

_____

_____

_____

STATE OF MASSACHUSETTS

COUNTY OF NORFOLK

On this 27th day of June, 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 duly sworn, did say that they are respectively the Treasurer and Secretary 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 on 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.

Notary Public

My Commission Expires:

July 31, 1981

STATE OF TENNESSEE

BOOK 5307 PAGE 169

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $85,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Chu Hill Construction Corp
By: Atlanta L. Hill, atty
Affiant

Subscribed and sworn to before me this 5th day of July, 1978.

Notary Public

My Commission Expires:

April 18, 1982

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

E 7.487.1

IDENTIF. REFERENCE

JUL 5 10 56 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.