BOOK 5675 PAGE 754

3321 11/07 916.50- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
General Mills Restaurant Group, Inc. (NAME) Suite 400	(NAME)	Map 132-15
2209 Century Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 48 & 53 Jg
Raleigh, N.C. 27612 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, George Volkert, Trustee with full power to convey, transfer, mortgage or otherwise encumber without the joinder of any beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO General Mills Restaurant Group, Inc., a Florida corporation HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land located on the westerly margin of Sidco Drive in the First Civil District (formerly the Sixth Civil District) of Metropolitan Nashville and Davidson County, Tennessee. Said tract of land being Lot No. 2 of South Plaza, as of record in Plat Book 5200, page 289, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly margin of Sidco Drive, said point being a distance of 469.20 feet in a northerly direction along the westerly margin of Sidco Drive from its intersection with the northerly margin of Harding Place; thence, following the westerly margin of said Drive south 2° 59' east, a distance of 169.01 feet to a point; thence, leaving the margin of Sidco Drive and following a line between Lot Nos. 1 and 2 south 86° 32' west, 35.0 feet; thence, south 3° 28' east, 30.0 feet; thence, north 86° 32' west, 219.47 feet; thence, north 3° 28' west, 9.00 feet; thence, south 86° 32' west, a distance of 35.78 feet to a point in the easterly margin of Interstate Highway 65; thence, following the easterly margin of said Highway north 8° 27' west, a distance of 190.72 feet to a point; thence, leaving the margin of Interstate Highway 65 and following a line between Lot Nos. 2 and 3 north 86° 32' east, a distance of 308.22 feet to the point of beginning and containing 58,080 square feet or 1.33 acres, more or less.*

This conveyance of said property is made expressly subject to easements, conditions of the owner's certificate, and other matters appearing upon the recorded plan of South Plaza and to all reciprocal rights, easements, and restrictive covenants contained in that certain Declaration of Reciprocal Rights and Easements and Restrictive Covenants dated October 31, 1980, of record in Book 5675 page 649 said Register's Office.

*Being part of the same property conveyed to George Volkert, Trustee by Deed of Record in Book 5675, page 695 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as (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, successors, assigns 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 my hand this 7th day of November 1980

George Volkert, Trustee

George Volkert, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5675 PAGE 755

Personally appeared before me, the undersigned George Volkert, Trustee, a Notary Public in and for said County and State, the within named the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this day of , 19 .

Commission Expires:

Notary Public

STATE OF)

COUNTY OF)

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 (this oath, their several oaths) acknowledged (himself, themselves) 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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM George Volkert, Trustee with full power to convey, transfer mortgage or otherwise encumber without the joinder of any beneficiary

TO General Mills Restaurant Group, Inc., a Florida corporation

RUSH

G. I. 6. 5 7 2

IDENTIF. REFERENCE

Nov 7 4 15 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

William W. Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF Nov 1980.

E. Bransford
Deputy Register

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $350,000.00

Subscribed and sworn to before me this 7th day of Nov, 19 80.

My Commission Expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5675 PAGE 756

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			350000.00-	CO
			910.00	CO TX
			.50	PRFEL
			6.00	WDEED
				CHECK 916.60-
3321	A	11/07/80		BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.6572

IDENTIF. REFERENCE

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Nov 7 4 15 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 790817