BOOK 5701 PAGE 199

2

# 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., Creative Dining Division (NAME) | (NAME) | |
| P.O. Box 31000, 2209 Century Drive, Suite 400 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Map 163, Parcel 266 |
| Raleigh, N.C. 27612 (CITY) (STATE) (P. O. ZIP) | SAME (CITY) (STATE) (ZIP) | FB# 2DU16975 |

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, MADA, Inc., a New Jersey corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO General Mills Restaurant Group, Inc., Creative Dining Division, 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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO THE FOLLOWING:

1. Declaration of Protective Covenants for Hickory Hollow as of record in Book 5125, page 769, said Register's Office, as amended by an Amendment to Declaration of Protective Covenants for Hickory Hollow as of record in Book 5189, page 947, and by a Second Amendment to Declaration of Protective Covenants of record in Book 5337, page 933, Register's Office for Davidson County, Tennessee, and as Consolidated in Re-stated and amended Declaration of Protective Covenants for Hickory Hollow, of record in Book 5441, page 968, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants contained in deed of record in Book 5419, page 202, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises embraced within the charter right of way of the L & N Railroad.

4. Columbia Gulf Pipeline's easements crossing the westerly portion of the property, a 35 foot wide public utility easement on the southerly property line, a 10 foot wide public utility and landscaping easement on the northerly property line, a 10 foot wide landscaping easement on the east and west property line, and a 5 foot by 15 foot NES Anchor Easement, all as shown on the revised plan of Hickory Hollow Mall, Section 10, a plat of which is of record in Book 5210, page 336, said Register's Office.

unimproved ( X)
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 _____ hand _____ this _____ day of January 15, 1990

MADA, INC.

BY: Gary Lance
Vice-President

STATE OF _____)

COUNTY OF _____)

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Personally appeared before me, _____, 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 _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____ _____

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Belinda C. Figgs, a Notary Public within and for the State and County aforesaid, personally appeared Gary L. Price and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Vice President and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such Vice-President 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 Gary L. Price as such Vice-President, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Nashville on this 15th day of January, 1981.

My Commission Expires: 10-18-81 Belinda C. Figgs

Notary Public

**WARRANTY DEED**

FROM

MADA, INC., A NEW JERSEY CORPORATION

TO

GENERAL MILLS RESTAURANT GROUP, INC., CREATIVE DINING DIVISION, A FLORIDA CORPORATION

RETURN TO:

**Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ $329,000.00

William W. Earthman

Subscribed and sworn to before me this 15 day of January, 1981

My Commission Expires: 10-18-81

Belinda C. Figgs

Notary Public

DESCRIPTION
B-5

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A parcel of land in the First Civil District, Nashville, Davidson, County, Tennessee, bounded on the north by Hickory Hollow Parkway and on the south by the L & N Railroad, more particularly described as follows:

Beginning at a point in the southerly margin of Hickory Hollow Parkway, 750 feet, more or less, from the centerline of Hickory Hollow Lane, extended; thence, along said Parkway with a curve to the left having a central angle of 14°56'46",a radius of 700 feet and a distance of 182.60 feet to a point; thence, with a curve to the right having a central angle of 16°11'10", a radius of 600.00 feet, and a distance of 169.50 feet to a point; thence, leaving Hickory Hollow Parkway, S 24°55'47" W, 326.60 feet to a point in the northerly margin of the L & N Railroad; thence, with said railroad with a curve to the right having a central angle of 6°51'35", a radius of 2,814.79 feet and a distance of 337.00 feet tc a point; thence,leaving the L & N Railroad, N 23°19'32" E, 287.30 feet to the point of beginning, and containing 2.42 acres, more or less.

Being part of the same property conveyed to MADA, Inc., a New Jersey corporation, by Special Warranty Deed from Hickory Hollow Mall, Inc., a Georgia corporation and Intereal Company, a Tennessee corporation, together doing business as Hickory Hollow Associates, a joint venture, of record in Book 5419, page 202, Register's Office for Davidson County, Tennessee.

G 2.5 7.5 8

IDENTIF. REFERENCE

JAN 16 3 38 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

5376 01/16 864.00- CHECK

EXHIBIT A

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5701 PAGE 202

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 329000.00- | CO |
| | | | 655.40 | CO TX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 864.90- |
| | | | 5336A01/16/81 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 2 5 7 5 8

IDENTIF. REFERENCE

JAN 16 3 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 802412