Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel No.
Krystal Real Estate Co., II	SAME	34-2
(Name)	(Name)	
The Krystal Building		Par 8
(Street Address or Route No.)	(Street Address)	
9th & Broad Sts.		00 08371
(City)(State)(Zip)	(City)(State)(Zip)	
Chattanooga, TN 37402		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THE KRYSTAL COMPANY, a Tennessee corporation, hereinafter called the Grantor, does hereby sell, transfer and convey unto KRYSTAL REAL ESTATE CO. II, a Tennessee corporation, hereinafter called Grantee, the following described real estate:

A tract of land in the City of Goodlettsville, the Second, formerly the 10th, Civil District of Davidson County, Tennessee, being Lot No. 80, on the plan of Echo Meadows as recorded in Book 2331, page 64, Register's Office for Davidson County, Tennessee, and being more fully described according to survey by John O. Spry, Surveyor, Tenn. No. 727, December 1, 1980, as follows:

BEGINNING at an iron pin on the westerly margin of Two Mile Parkway at the southerly end of the southwesterly return curve at the intersection of Two Mile Parkway and Blue Bird Drive, thence; with the westerly margin of Two Mile Parkway, South 20 deg. 45 min. 19 sec. East, a distance of 144.50 feet to tack in concrete curb, thence; South 69 deg. 20 min. 17 sec. West, a distance of 140.11 feet to tack in concrete curb, thence; North 41 deg. 09 min. 49 sec. West, a distance of 148.42 feet to an iron pin on the southerly margin of Blue Bird Drive, thence; easterly with said margin and a 476.99 foot radius curve to the right a distance of 170.48 feet to an iron pin, thence; with a 25 foot radius curve to the right a distance of 39.27 feet to a P.K. Nail in sidewalk, the point of beginning, and containing 27,100 square feet or 0.62 acres.

Being the same property conveyed to The Krystal Company, a Tennessee corporation, by deed from Frank R. Tinnon and wife, Sara Wade Tinnon, of Record in Book 5235, page 428, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said described real estate unto the said Grantee, KRYSTAL REAL ESTATE CO. II, its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same, and that the title to same is free, clear and unencumbered, and that it will forever warrant and

This instrument was prepared by
MILLER & MARTIN
Village Office Building
Cleveland, Tennessee

defend the same against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be signed by its duly authorized officer this 13th day of February, 1981.

THE KRYSTAL COMPANY

By: Carl D. Long

Title: V.P.

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Before me, Judy Haynes, of the state and county aforesaid, personally appeared Carl D. Long, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of THE KRYSTAL COMPANY, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Chattanooga, this 13th day of February, 1981.

Judy Haynes
Notary Public

My commission expires:
My Commission Expires July 12, 1981

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ [illegible], which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carl D. Long
Affiant

Secretary - Controller

Sworn to and subscribed before me this 13th day of February, 1981.

Judy Haynes
Notary Public

My commission expires:
My Commission Expires July 12, 1981

G31345

MAR 2 11 39 AM '81

REGISTER'S OFFICE HAMILTON COUNTY, TENNESSEE

RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5716 PAGE 43

RECEIVED OF _____

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

388078.00- CO
1009.06 CO TX
.50 PRFEE
6.00 WDEED
CHECK 1015.56-
2424A03/02/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 3 4 5

IDENTIFICATION REFERENCE

MAR 2 11 38 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809223