Send Tax Statements to:
Bojangles of America, Inc.
P. O. Box 240239
Charlotte, North Carolina 28224

MAP 106 PAR. 77
2D,A-50780

This instrument prepared by:
Jean L. Byassee, Attorney
Post Office Box 550
Nashville, TN 37202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS: $295,000.00

Jean L Byassee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF January 1982.

Sue B. Crutcher
NOTARY

MY COMMISSION EXPIRES 4-21-85
SEAL:

SUE B. CRUTCHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar cash in hand paid and other good and valuable consideration, the receipt which is hereby acknowledged, JUDY'S FOODS, INC., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto Bojangles of America, Inc., a Nevada Corporation, a certain tract or parcel of land situation in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

A tract of land in the 3rd. formerly 15th Civil District of Davidson County, Tennessee and being described according to a survey by Roger H. Fuqua, dated August 30, 1976, as follows:

Being a parcel of land in the First, formerly the Third, Civil District, Nashville, Davidson County, Tennessee, located on the north side of Murfreesboro Road, south and west of Mill Creek, more particularly described as follows;

Beginning at a concrete monument in the north margin of Murfreesboro Road, said monument being located 820.2 feet, more or less, northwesterly from the centerline of Millwood Drive and further being the southeast corner of the property of Byrd D. Cain, Jr., Trustee, as recorded in Book 5000, Page 85, R.O.D.C., Tenn.;

Thence, with Cain's east line, N 35° 11'11" E. 245.50 feet;

Thence, S 54°54'40" E. 172.91 feet to a point in the westerly line of Jim P. Demos;

Tence, with said westerly line, S 35°12'14" W. 222.57 feet;

Thence, S 44°15' W. 50.16 feet to a point in the northerly margin of Murfreesboro Road;

Thence, with said road, N 45°45' W. 167.05 feet to the point of beginning.

Containing 1.03 acres, more or less.

01/05 776.50- CHECK

5913

Subject to a nonexclusive 25-foot Ingress and Egress to Grantor and Jim P. Demos, along the northeasterly side of the conveyed property and running with the title, being more fully described as follows:

Beginning at an iron pin at the northwesterly corner of the above described tract "A" and proceeding as follows:

1. N 45°45' W a distance of 25.00' to a point; thence,
2. N 44°15' E a distance of 48.18' to a point; thence,
3. N 35°11'20" E a distance of 321.80' to a point; thence,
4. S 55°53' E a distance of 25.00' to an iron pin; thence,
5. S 35°11'20" W a distance of 324.25' to an iron pin; thence,
6. S 44°15' W a distance of 50.16' to the point of beginning and containing 9,305 square feet or 0.214 of an acre.

All of the above is as described by a survey of Ragan-Smith & Associates, Inc., dated July 5, 1979, and is part of the property conveyed to Judy's Foods, Inc. by deed recorded in Book 5072, Page 459, R.O.D.C., Tennessee

Subject to a 20-foot Permanent Sanitary Sewer and Store Drainage Easement conveyed to the Metropolitan Government of Davidson County in Book 4651, Page 30, R.O.D.C., Tennessee.

Also subject to a 25-foot Egress and Ingress Easement as set out in deed from the State of Tennessee G.M. Cooper, et ux., Bessie S. Cooper, recorded in Deed Book 1562, Page 497, R.O.D.C., Tennessee.

Also subject to a 10-foot power line easement along the entire westerly line.

Also subject to a restrictive covenant that any building located on said property shall be set back at least 40 feet from the north-easterly margin of Murfreesboro Road. Such restrictive covenant shall run with the land and shall be binding for a period of thirty years from the date hereof.

The above described property was conveyed to Judy's Foods, Inc., by deed from Donald F. Brookland, Jr., James H. Brookland, Cynthia Ann Brookland Holcomb and Kathleen L. Brookland, of record in Book 5072, page 459, Register's Office for said County.
Included in the above description by excluded therefrom is the property conveyed to Jim P. Demos of record in Book 5475, page 89, and by deed of correction in Book 5536, page 314, Register's Office for Dividson County, 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 Grantor, a corporation, its assigns, forever. And it does covenant with the said Grantee, a corporation its heirs, representatives, and assigns, that it is lawfully seized and possessed of said land in Fee Simple; has a good right to convey it, and the same is unencumbered except as set out herein.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the Grantee, a Corporation, its successors and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed by the duly authorized officers of Grantor this the 5th day of January, 1982.

JUDY'S FOODS, INC.

By: Thomas F. Frist, Jr.

Thomas F. Frist, Jr., President

ATTEST:

Jean L. Byassee

Assistant Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sue B. Crutcher, a Notary Public in and for said county and state, the within named Thomas F. Frist, Jr. and Jean L. Byassee, with whom I am personally acquainted and who acknowledged themselves to be the President and assistant secretary respectively, of Judy's Foods, Inc., the Bargainor and that they executed the within instrument the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this the 5th day of January, 1981.

Sue B. Crutcher

NOTARY PUBLIC

My commission expires: 4-21-85

SUE B. CRUTCHER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE G.74252

JAN 5 3 42 PM '82

FELIX Z. ROSENTHAL REGISTER DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5838 PAGE 50

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
			295000.00-	CO
			767.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	776.50-
5919A01/05/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 74252

IDENTIF. T REFERENCE

JAN 5 3 42 PM '82

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860719