This Instrument Prepared By:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 83-1-252 | Bojangles of America, Inc.<br>P.O Box 240239<br>Charlotte, N.C. 28224 | New Owner<br>BOOK 5840 PAGE 119 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 27W-2460 | 920 Gallatin Road | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JOE H. CORLEY and wife, PATTY JEAN CORLEY, being the one and same persons as JOE HUBERT CORLEY and wife, PATSY JEAN CORLEY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BOJANGLES OF AMERICA, INC.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of Joe Corley Subdivision, as of record in Book 4060, page 164, Register's Office for said County, and described according to a survey made by A & A Engineers, Inc., dated December 18, 1981, as follows:

BEGINNING with a railroad spike on the western right of way margin of Gallatin Road also being 100.0 feet northerly from the northern right of way margin of Petway Avenue; thence north 86 degrees 28 minutes 40 seconds west 173.86 feet to an iron pin; thence north 4 degrees 00 minutes 10 seconds east 170.0 feet to an iron pin; thence south 84 degrees 55 minutes 20 seconds east 19.65 feet to an iron pin; thence north 16 degrees 51 minutes east 41.0 feet to an iron pin; thence south 82 degrees 52 minutes east 191.10 feet to an iron pin in the western right of way margin of Gallatin Road; thence with said margin south 17 degrees 00 minutes west 202.90 feet to the point of beginning, containing 0.903 acres, more or less.

Being part of the property conveyed to Joe Hubert Corley, by deed from H. C. Cunningham, unmarried, as of record in Book 1977, page 122, and the remainder portion conveyed to Joe H. Corley and wife, Patty Jean Corley, by deed from J. H. Dorris and wife, Frances C. Dorris, as of record in Book 2273, page 523 and in Book 2495, page 185, and by deed from Eloise T. Kuhn, et al, as of record in Book 3710, page 597.

**See Reverse side of Deed

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1982 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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 hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of December, 1981.

Joe Hubert Corley

Patty Jean Corley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5840 PAGE 120

9069

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe Hubert Corley and wife, Patty Jean Corley

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN. Tennessee, this, the 24 day of Dec, 1981.

My commission expires: Apr-21-1985

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 130,000.00 Amant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF January, 1982

MY COMMISSION EXPIRES: 2-26-84 (AFFIX SEAL) Notary Public

**Grantor, further conveys any and all right title and interest he has in an oral lease agreement with El Taco Restaurants, Inc. for the use of a portion of the premises.

G 75005

IDENTIF. REFERENCE

JAN 12 1 51 PM '82

REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM
JOE H. CORLEY AND WIFE
PATTY JEAN CORLEY

TO
BOJANGLES OF AMERICA, INC.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

_____

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5840 PAGE 121

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 |
|---|---|---|---|---|
| | | | 130000.00- CO | |
| | | | 338.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 344.50- | |
| 6906A01/12/82 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G75005

IDENTIF. REFERENCE

JAN 12 1 51 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 861661