Prepared by:
Wm. D. Castleman, Attorney
101 Cumberland Ave.
Madison, TN. 37115

# WARRANTY DEED

BOOK 5873 PAGE 486

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| General Mills Restaurant Group, Inc. (NAME) | Creative Dining Division of General Mills Restaurant Group, Inc. | 10D 39850 |
| P. O. Box 3100 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 3100 (STREET ADDRESS) | Map 34-2 |
| Raleigh, N. C. 27622 (CITY) (P. O. ZONE) (STATE) | Raleigh, N. C. 27622 (CITY) (ZONE) (STATE) | Parcel 58 |

*For and in Consideration of the sum of* Ten and no/100---------- ($10.00) *DOLLARS* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, VALDA MARTZ and husband, SAMUEL JACKSON MARTZ

*have bargained and sold, and by these presents do transfer and convey unto the said* GENERAL MILLS RESTAURANT GROUP, INC., A Florida Corporation its successors, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee, and being Lot No. 2 on the Plan of Rivergate Square of record in Plat Book 5200, page 412, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated March 5, 1982 and known as Job No. 82-011 as follows:

BEGINNING at an iron pin set on the southeasterly margin of Gallatin Pike (U.S. 31-E), said point of beginning being the westernmost common corner of this Lot No. 2 and Lot No. 1 on the Plan of the said Rivergate Square; thence leaving the margin of said Gallatin Road and with Lot No. 1 the following calls: S 45 deg. 40' 54" E 521.04' to an iron pin; thence S 40 deg. 09' 29" W 96.25' to an iron pin; thence N 45 deg. 40' 54" W 212.70' to an iron pin; thence N 44 deg. 19' 06" E 39.28' to an iron pin; thence N 28 deg. 50' 30" W 52.42' to an iron pin; thence S 61 deg. 05' 55" W 107.64' to an iron pin; thence N 30 deg. 31' 04" W 13.60' to an iron pin; thence S 60 deg. 52' 46" W 61.93' to an iron pin; thence S 29 deg. 01' 37" E 90.41' to an iron pin; thence S 61 deg. 59' 00" W 41.41' to an iron pin set on the northeasterly margin of Shepherd Hills Drive; thence with the margin of said drive N 28 deg. 01' 00" W 289.16' to an iron pin; thence with a curve to the right having a radius of 30.00' and a long chord of 39.03' said chord having a bearing of N 12 deg. 33' 48" E a distance along the curve of 42.50' to an iron pin set on the southeasterly margin of the aforesaid Gallatin Pike; thence with the margin of said pike and a curve to the left having a radius of 2864.63' on a long chord of 146.04', said chord having a bearing of N 51 deg. 40' 58" E a distance along the curve of 146.06' to the point of beginning, containing 1.79 acres more or less.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me, this the 15th day of April 19 82

Arlene Stowe
Affiant

My commission expires: 10-1-85
(Affix Seal)

Notary Public

TOGETHER with the reciprocal rights in the joint use, egress in and to the joint use ingress and egress easements set forth in the Plan of record of Rivergate Square as recorded in Plat Book 5200, page 412, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Valda Martz by deed of record in Deed Book 5527, page 153, Register's Office for Davidson County, Tennessee.

Samuel Jackson Martz joins in this conveyance for the purpose of conveying his marital rights to said property.



unimproved ( )
This is improved (X) property, known as Gallatin Pike and Shepherd Hills Drive, Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* GENERAL MILLS RESTAURANT GROUP, INC., A Florida Corporation its successors, *heirs and assigns, forever.*

*And* we *do covenant with the said* GENERAL MILLS RESTAURANT GROUP, INC., A Florida Corporation *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.*

*And* we, VALDA MARTZ and husband, SAMUEL JACKSON MARTZ *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* GENERAL MILLS RESTAURANT GROUP, INC., A Florida Corporation, its successors, *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 8th *day of* April, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Valda Martz
VALDA MARTZ

Samuel Jackson Martz
SAMUEL JACKSON MARTZ

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

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*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State, the within named* VALDA MARTZ and husband, SAMUEL JACKSON MARTZ

*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* Madison, *Tennessee this* 8th *day of* April, *19*82.

Judy Henderson, *Notary Public.*

*Commission Expires* July 17, 1983.

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*STATE OF*
*COUNTY OF*

*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*.....

....., *Notary Public.*

*Commission Expires*.....

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....
*Notary Public*

*Commission Expires* .....

G 8.7.2 8 4'

IDENTIFICATION REFERENCE

APR 15 1 44 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 5873 PAGE 489

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 450000.00- | CO |
| | | | 1170.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 1179.50- |
| 2150A | 04/15/82 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 7 2 8 4

IDENTIFICATION REFERENCE

APR 15 1 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 876278