[Address New Owner:	]Send Tax Bills to:]	Map-Parcel Numbers]
[Krispy Kreme Doughnut	]Same]	]
[Corporation	]	]
[P.O. Box 83	]	] 83-1-294]
[1814 Ivy Avenue	]	]
[Winston-Salem, NC 27102	]	]
[	]	]
[This instrument prepared by: Boult, Cummings, Conners & Berry,		]
[21st Floor, First American Center, Nashville, TN 37238		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Tennessee Doughnut Corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Krispy Kreme Doughnut Corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater, for]
[this transfer is $585,000.00 .]
[ ]
[Affiant]
[ ]
[Subscribed and sworn to before me this 3rd day of]
[~~August~~, 1982.]
[September (nunc)]
[Mary Ann McClure]
[Notary Public]
[My commission Expires: 7/21/85]

1. Real estate taxes for the current year which have been prorated between the parties.

2. A perpetual easement granted the City of Nashville by The Penn Mutual Life Insurance Company, in and to that portion of the premises adjacent on the east to the right-of-way of the Gallatin Pike, necessary for the purpose of constructing, maintaining and operating such cuts and/or fills thereon as may be necessary in the construction, maintenance and operation of a sidewalk upon said right-of-way to the grade of the curb of said highway, as widened, as set out in an instrument of record in Book 1018, page 308, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1201 Gallatin Road, Nashville, 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 Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the said Grantee that Grantor 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 forth hereinabove.

And Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of September, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TENNESSEE DOUGHNUT CORPORATION

By Lewis Rudolph - Pres.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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PERSONALLY appeared before me, the undersigned Notary Public in and for said County and State, the within named Lewis Rudolph with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of TENNESSEE DOUGHNUT CORPORATION, a Tennessee corporation, the within bargainor, and that he as such officer of TENNESSEE DOUGHNUT CORPORATION, being authorized so to do, executed the foregoing document for the purpose therein contained by signing the name of the corporation and attesting thereto.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3RD day of September, 1982.

Mary Ann McClure
NOTARY PUBLIC

My Commission Expires: 7/21/85

EXHIBIT A

Land in Davidson County, Tennessee,

Being the eastern part of Lot No. 1, Lot 2, and the westerly 61 feet of Lot No. 3 on the Plan of Young Wilhoite's Subdivision of part of the Douglas Property, as of record in Book 332, page 108, Register's Office for said County, also being part of Block "A" in Young Wilhoite's Revised Plan of Douglas Property, as of record in Book 421, page 20, said Register's Office, described as follows:

Beginning at a point in the north margin of Greenwood Avenue 6 feet east of the original line of the Gallatin Pike as established by said plan, being the southeast corner of a strip of ground 6 x 174 feet conveyed to the City of Nashville, by the Penn Mutual Life Insurance Company, by deed of record in Book 1018, page 308, Register's Office for said County, thence northwardly with said 6 x 174 foot strip, 174.0 feet, to the southerly margin of an alley; thence with margin of said alley easterly 234.7 feet to a point 39 feet west of the common corner of Lots 3 and 4; thence south 174.19 feet to the north margin of Greenwood Avenue at a point 39 feet west of the common corner of Lots 3 and 4, thence with margin of said avenue, west 230.0 feet to the point of beginning.

Being the same property conveyed to Tennessee Doughnut Corporation by deed from Krispy Kreme Doughnut Company, of record in Book 2963, page 197, and by deed from Russell T. Martin, Hubert Y. Spears and Charles Carrigan, Trustees of Eastland Baptist Church, of record in Book 4726, page 105, said Register's Office.

Being the same property description according to a survey performed by James A. Hamilton, Jr., Surveyor, dated August 19, 1982.

T
IDENTIF. REFERENCE
SEP 3 11 10 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			[illegible]	CO
			1821.00	CO TX
			.50	PRFEE
			15.00	WDEED
				CHECK 1836.50-
			7201A05/08/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4:16 P.M.

IDENTIF. REFERENCE

Sep 3 11 10 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 923434