ADDRESS NEW OWNER(S) AS FOLLOWS:
Winners Corporation
P. O. Box 184
Brentwood, TN 37027

SEND TAX BILLS TO: 80Y 33
Same

MAP NO. 86-1
PARCEL NO. 73
FIELD BOOK NO. 4D 25440

7/26/83:jfw:0247
This instrument prepared by:
Fredric A. Cohen
P. O. Box C
Roslyn, NY 11576

DEED

BOOK 6108 PAGE 545

THIS INDENTURE, made as of this 27th day of July, 1983, between VADBORN REALTY CORP., a corporation organized and existing under the laws of the State of Tennessee ("Grantor") and WINNERS CORPORATION, a corporation organized and existing under the laws of the State of Tennessee ("Grantee"):

WITNESSETH:

That the said Grantor for and in consideration of Ten ($10.00) Dollars and other valuable consideration to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby conveys and sells unto the said Grantee, its heirs and assigns aforesaid a certain tract of land situated and being in the County of Davidson, State of Tennessee and more particularly described as follows and hereinafter called the "Property":

> Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Hermitage Commercial Park, of record in Book 5210, page 279, Register's Office for said County and being a parcel of land in the 2nd, formerly the 4th, Civil District, Nashville, Davidson County, Tennessee, located on the northwesterly side of Lebanon Pike, east of Stones River and more particularly described as follows:
>
> BEGINNING at a point in the northerly margin of Lebanon Pike, said point being south 52^0 16' 10" west, 65.00 feet from a concrete monument identifying the southwest corner of Edwin S. Randall, Jr., as recorded in Book 4267, page 218, Register's Office for Davidson County, Tennessee; thence with said Pike, south 52^0 16' 10" west, 336.70 feet to a point; thence north 37^0 47' west, 20.00 feet to a point; thence south 52^0 16' 10" west, 10.00 feet to a point; thence north 37^0 47' west 152.00 feet to a point; thence north 52^0 16' 10" east 356.70 feet to a point; thence south 37^0 47' east 127.00 feet to a point; thence south 52^0 16' 10" west 10.00 feet to a point; thence south 37^0 47' east 45.00 feet to the point of beginning.
>
> containing 1.40 acres more or less
>
> BEING part of the same property conveyed to Vadborn Realty Corp., a Tennessee corporation by deed from Martin Theatres, Inc., a Georgia corporation of record in Book 5601, page 791, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid Property with all and singular the heridaments and appurtenances of and to the same belonging or otherwise appertaining to the Grantor, its heirs and

8-3-83 462.50 Clerk

assigns forever; and the said Grantor for its heirs and representatives does covenant and agree to and with the said Grantee its heirs and assigns that the Grantor is lawfully seized in fee that the same are free of all encumbrances and restrictions except those listed on Exhibit A annexed hereto and made a part hereof; that it has good right to sell and convey the same to Grantee as aforesaid and that it will warrant and defend the title herein conveyed against the lawful claims of all persons claiming the same by, through or under the Grantor, but not further or otherwise.

IN TESTIMONY WHEREOF, Grantor has executed this instrument as of the 27th day of July, 1983.

WITNESSES:

GRANTOR: VADBORN REALTY CORP.

BY: Sam Mandelker
Sam Mandelker
Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 175,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Gregory Polan

Sworn to and subscribed before me
this 2nd day of August, 1983.

My commission expires July 22, 1987

NOTARY PUBLIC

STATE OF New York)
) ss:
COUNTY OF Nassau)

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SAM MANDELKER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Vice President of VADBORN REALTY CORP., the within named Grantor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and seal this 27th day of July, 1983.

NOTARY PUBLIC

My Commission Expires:

JUDITH F. WINSLOW
NOTARY PUBLIC, State of New York
No. 30-4754234
Qualified in Nassau County
Commission Expires March 30, 1983

H 6 4 6 6 8

IDENTIF. REFERENCE

AUG 3 | 28 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

RIDER TO DEED DATED THE 1st DAY OF AUGUST, 1983
BETWEEN VADBORN REALTY CORP., AS GRANTOR, AND
WINNERS CORPORATION, AS GRANTEE

ENCUMBRANCES AND RESTRICTIONS

1. Zoning and other municipal regulations.

2. Easements, covenants, restrictions and agreements of record affecting the Property provided the same do not prevent the proposed use of the Property as a Mrs. Winners Biscuit and Chicken Restaurant with drive-through window service including the following: restrictions in warranty deed from Martin Theatres, Inc. to Grantor recorded in Book 5601, page 791 of the Register's Office of Davidson County, Tennessee; deed for an easement for water and sewer lines 15' in width along the front line of said Property which adjoins the right of way of Lebanon Road of record in Book 3180, page 556 of said Register's Office of Davidson County, Tennessee; plan of record in Book 5210, page 279 of said Register's Office of Davidson County, Tennessee which shows a 15' minimum building setback line from Lebanon Pike; a 15' easement for public utility purposes along the front line of said road with an 8" sewer line lying therein; also an easement of undetermined width for sanitary sewers across the southwesterly front corner of said Property, as shown on said plan and a 10' easement for storm drainage across the northeasterly corner of said property as shown on said plan.

3. Existing utility lines on or under the Property and easement agreements relating though included but not limited to those referenced in 2. above and as described in Revocation of Declaration of Easements and Reservations of Rights in Book 5677, page 600, of the Register's Office of Davidson County, Tennessee which grants to the owner of adjacent parcels the right of access on the Property for restoration, repair, replacement or maintenance of utilities, such access rights limited to an area being 15' in width on each side of the center line of such easements as they are shown on the referenced plat.

4. Real estate taxes for 1983 and thereafter.

5. Assessments, general or specific, for public improvements or betterments, if any.

6. State of facts as shown on a plat of survey recorded May 16, 1980 in Book 5210, page 279 in the Register's Office of Davidson County, Tennessee and as shown on a survey prepared by Michael V. Holmes & Associates, Inc. dated June 17, 1983 provided the same do not prevent the proposed use of the Property as a Mrs. Winners Biscuit and Chicken Restaurant with drive-through window service.

7. No building, improvement, building sign or free-standing sign erected or installed on the Property will exceed two stories in height at any time.

8. The Property will not be used for the primary purpose of motion picture exhibition prior to May 12, 1992.

9. Not more than one building consisting of no more than 4,000 square feet shall be erected on the Property. This restriction shall terminate on the earlier of (a) the payment of $50,000 to Grantor or one to whom Grantor has assigned the right to receive the payment or (b) 15 years from the date of delivery of this deed or (c) the construction on the Property and the opening of business therein of a Mrs. Winners Biscuit and Chicken Restaurant which Grantor and Grantee agree is to be considered a complete satisfaction of this provision.

The covenants and restrictions above shall run with the land and be binding on the Grantee, its successors and assigns.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6108 PAGE 549

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
			175000.00- CO	
			455.00 CO TX	
			.50 PRFEE	
			12.00 TDEED	
	VD		12.00- TDEED	
			12.00 WDEED	
				457.50-
			6546A06/03/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 4 6 6 8

IDENTIF. REFERENCE

AUG 3 | 28 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 968542