[Address New Owner:	]Send Tax Bills to:]	Map-Parcel Numbers
[Krispy Kreme Doughnut Corporation	]Same	]
[P. O. Box 83	]	] 119-9-115, 116
[1814 Ivy Avenue	]	] and 117
[Winston-Salem, NC 27102	]	]
[	]	]

[This instrument prepared by: John M. Harrington, 1001 West Fourth Street,
[Winston-Salem, North Carolina 27101

BOOK 6121 PAGE 430

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, William Lewis Rudolph, Trustee for the Tennessee Doughnut Employee Pension Plan (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 referenced ("the Property").

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

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

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater, for]
[this tranfer is $ 200,000.00 .
[KRISPY KREME DOUGHNUT CORPORATION
[BY: Joseph F. Mossink
[Affiant
[
[Subscribed and sworn to before me this 23rd day of
[August , 1983
[
[Mary W. Johnson
[Notary Public
[My Commission Expires: 10-25-86

08/23 529.50- CHECK

1901

This is improved property, known as 408 Thompson Lane, Nashville, Tennessee 37211.

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 himself, 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 executed this Deed this 23rd day of August, 1983.

William Lewis Rudolph - Trustee

William Lewis Rudolph, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary W. Robertson, a Notary Public in and for said County and State, the within named WILLIAM LEWIS RUDOLPH, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1983.

Mary W. Robertson
Notary Public
My Commission Expires: 10-20-84

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

408 Thompson Lane

BOOK 6121 PAGE 432

Land in Davidson County, Tennessee, being Lots Nos. 21, 22, parts of lots 23, 24 and 25 on the Plat of the McLean Subdivision, as of record in Book 421, page 130, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, dated November 24, 1967, as follows:

BEGINNING at an iron pin in the northerly margin of Thompson Lane, as widened, at the southwest corner of the property conveyed to John W. Rutledge and wife, by deed from F.R. Hester and wife, as of record in Book 2603, page 212, said REgister's Office; thence with the westerly line of the Rutledge property, northwardly 132.7 feet to an iron pin in the line between lots 22 and 23; thence with the line between said lots, easterly 3.7 feet to an iron pin in the westerly margin of an alley; thence with the margin of the same, northerly 100 feet to an iron pin at the corner of Lots 20 and 21; thence with the line between said lots, westerly 150 feet to an iron pin in the easterly margin of Grandview Avenue; thence with the margin of the same, southerly 162.7 feet to a point at the beginning of a curve; thence around said curve, southeasterly 19.77 feet to a point in the northerly margin of Thompson Lane; thence with the same, easterly 95.36 feet to the point of beginning.

Being the same property conveyed to Lewis Rudolph, Trustee, by deed from First American National Bank, by deed of record in Book 4847, page 913, Register's Office for Davidson County, Tennessee.

H 6 8 9 1 8

IDENTIF. REFERENCE

AUG 23 4 03 PM '83

FELIX A. MILLSAPS, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6121 PAGE 433

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
			80000.00- CO	
			520.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	529.50-
1901AC	8/23/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H S 8 9 1 8

IDENTIF. REFERENCE

AUG 23 4 03 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 973361