| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| James A. Crossman<br>c/o American Ice Delivery Co.<br>720 Ewing Avenue<br>P. O. Box 22268<br>Nashville, TN 37202 | Same | Map 92-16<br>Parcel 70 |
| This instrument prepared by: Boult, Cummings, Conners & Berry,<br>21st Floor, First American Center, Nashville, TN 37238 | | |

WARRANTY DEED

BOOK 5224 PAGE 81

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, International Houses of Pancakes, Inc., a Delaware corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said James A. Crossman (the "Grantee"), Grantee's heirs 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:

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

2. The terms and conditions of that certain Agreement of Subordination, Attornment, and Nondisturbance dated January 16, 1984, by and among Grantor, Grantee and 441 Company.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

James A. Crossman

James A. Crossman, Affiant

Subscribed and sworn to before me this 31st day of January, 1984.

Notary Public
My Commission Expires: 10-19-86

1.00 7.5.8 CHECK

IDENTIF. REFERENCE

JAN 31 4 16 PM '84

FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TN

82

This is improved property, known as 2020 Broadway, Nashville, Tennessee 37203. BOOK 6224 PAGE 82

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of January, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

INTERNATIONAL HOUSE OF PANCAKES, INC.

By: [signature]

Its: VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, MARTIN SUTHERLAND, a Notary Public of the State and County aforesaid, personally appeared FRANK E. LICATHEOPO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VICE PRESIDENT of International House of Pancakes, Inc., the within named bargainor, a corporation, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

WITNESS my hand and seal, at office in LOS ANGELES, California, this 16TH day of JANUARY, 1984.

Martin Sutherland
Notary Public

My Commission Expires: 8-15-86



OFFICIAL SEAL
MARTIN SUTHERLAND
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 15, 1986

EXHIBIT "A"



A tract of land in the First Civil District Metropolitan Nashville-Davidson County, Tennessee and being Lots 48 & 49 on the plan of Williamson's Subdivision of Lot No. 159 of Boyd Home Tract, as of record in Book 161, Page 42, Register's Office of Davidson County, Tennessee and being more particularly described according to survey of Ragan, Smith, Murphy & Associates, Inc., dated January 10, 1984 (Job #84-002) as follows:

Beginning at a tack set in lead at the intersection of the easterly right-of-way line of 21st Avenue South and the northerly right-of-way line of Broadway; thence,

1. With the easterly right-of-way line of 21st Avenue South N 32° 00' 00" W 133.00 feet to an existing iron pin at the common corner of Lots 47 & 48 on the plan as noted above; thence,

2. With the common line between Lots 47 & 48 N 58° 16' 20" E 160.00 feet to an existing iron pin on the westerly right-of-way of a 15' alley; thence,

3. With the westerly right-of-way of 15' alley S 32° 00' 00" E 78.00 feet to a spike set on the northerly right-of-way line of Broadway; thence,

4. With the northerly right-of-way line of Broadway S 41° 23' 50" W 50.00 feet to an iron pin set; thence,

5. Continuing with the northerly right-of-way line of Broadway S 38° 22' 50" W 119.00 feet to the point of beginning and containing 16,723 square feet or 0.384 Acres.

Being the same property conveyed to INTERNATIONAL HOUSE OF PANCAKES, INC., from WIENERWALD FINANCE & LEASING CORP. by deed recorded Book 6156, Page 980, Register's Office, Davidson County, Tennessee.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6224 PAGE 84

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 300000.00- CAMT. | |
| | | | 780.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 789.50- |
| 0082A | 01/31/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 0 7 5 8

IDENTIF. REFERENCE

JAN 31 4 16 PM '84

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 10388