BOOK 35

BOOK 6262 PAGE 606

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
KFC National Management Company 1930 Bishop Lane P.O. Box 32070 Louisville, Kentucky 40232	Same	60-8-75 FIELD BOOK NUMBER 12DZ-805

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, J. Marvin Hopper (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said KFC National Management Company (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:

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

2. Deed of trust executed by Marvin Hopper Enterprises, Inc. to Vaden Lackey, Jr., Trustee, dated April 27, 1979, recorded April 27, 1979 and recorded in Book 5427, page 535, Register's Office for Davidson County, Tennessee in favor of Fidelity Federal Savings and Loan Association, which states that it secures a debt in the principal sum of $150,000.00, payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Robert Stacy Attorney
Affiant

Subscribed and sworn to before me this 30th day of March, 1984.

Richard A. Conners
Notary Public
My Commission Expires: 11 Aug 86

04/02 948.50 CHECK

5377

3. General Assignment of Present and Future Leases, filed in Book 5427, page 541, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 5190, page 128, said Register's Office shows an Owner's Certificate, 15-foot setback line from Dickerson Pike.

5. Easement for sanitary sewers and/or storm drainage of record in Book 5312, page 534, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3035 Dickerson Road.

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 does covenant 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 does further covenant and bind himself, to warrant and forever defend the title to the Property to the said Grantee, successors and assigns against the lawful claims of all persons whomsoever.

And Grantors' spouse, Anita K. Hopper, joins herein for the purpose of conveying all of her right, title, and interest in the Property to the Grantee.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of March, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. Marvin Hopper

Anita K. Hopper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Richard H Ware, a Notary Public in and for said County and State, the within named J. Marvin Hopper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1984.

Richard H Ware

Notary Public

My Commission Expires: 1/19/86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Richard H Ware, a Notary Public in and for said County and State, the within named Anita K. Hopper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1984.

Richard H Ware

Notary Public

My Commission Expires: 1/19/86

BOOK6262PAGE 609

DESCRIPTION

Land in Davidson County, Tennessee, being the resubdivision of the remainder of the northern 100 feet of Lot 5 of the Map of the E. A. Lindsey's Subdivision, recorded in Book 547, page 144, and being Lot 1, on Cecelia Binkley's Resubdivision, of record in Book 5190, page 128, Register's Office for Davidson County, Tennessee.

Beginning at a point in the east right-of-way of Dickerson Pike, said point being 668° more or less south of the center line of Ewing Drive; thence with a line common to Parcel 76, North 79° 16' 17" West 250 feet to a point; thence with a line common to Parcel 81, North 14 ° 11' 04" East 100.22 feet to a point; thence South 79° 16' 35" East 250 feet to a point in the east right-of-way of Dickerson Pike; thence along the right-of-way of said Pike with a curve to the left having a radius of 2200 feet, a length of 100.22 feet to the point of beginning, and containing 0.5737 acres, more or less.

Being the same property conveyed to Marvin Hopper Enterprises, Inc., by deed from Cecilia Grace Tinnin Binkley and husband, William E. Binkley, as of record in Book 5313, page 607, Register's Office for Davidson County, Tennessee, and being the same property conveyed to J. Marvin Hopper by deed from Marvin Hopper Enterprises, Inc. of record in Book 6260, page 734, said Register's Office.

IDENTIF. REFERENCE

I 1 2 9 4 4.

APR 2 3 46 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6262 PAGE 610

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
			360000.00- CAMT.	
			936.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	948.50-
5377A04/02/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 2 9 4 4

IDENTIF. REFERENCE

APR 2 3 46 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25235