This Instrument Prepared By:
G. Richard Hostetter
Miller & Martin
10th Floor, Volunteer Bldg.
Chattanooga, TN 37402

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SPECIAL WARRANTY DEED

STATE OF TENNESSEE COUNTY OF

THIS INDENTURE, Made the 29th day of October, 19 84, between THE KRYSTAL COMPANY, a Tennessee corporation, with its principal office in

of the County of Hamilton, and State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and

GDR Corp., Inc.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

See Exhibit "A" attached hereto and made a part hereof

RUSH

REGISTER'S OFFICE DAVIDSON COUNTY, TN
Nov 7 2 42 PM '84

IDENTIF. REFERENCE

1621

11707 84.50 CHECK

5432

Address of Grantee	Mail Tax Notice to	Map Parcel No.
GDR, Corp., Inc. 101 Winners Circle Brentwood, TN 37027	GDR, Corp., Inc. 101 Winners Circle Brentwood, TN 37027	116-0;244

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TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons xxxxxxxx. claiming under us.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

THE KRYSTAL COMPANY

By: R G Sherrill

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, Martha J. Kimberlin, a Notary Public in the for said State and County, duly commissioned and qualified, personally appeared R.G. Sherrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, ackno wledged himself to be the Vice President, Real Estate of The Krystal Company, the within named bargainor, a corporation, and that he as such Vice President, Real Estate executed the foregoing instrument for the purpose therein contained, by signing the name of the corpo ration by himself as such Vice President, Real Estate.

WITNESS my hand and seal, at office in Chattanooga, Tennessee, this 29th day of October, 1984.

Martha J. Kimberlin
Notary Public

My Commission Expires: Sept. 22, 1987

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John M Wells

Subscribed and sworn to before me on this the 30th day of October, 19 84

Carmen L Powell
Notary Public

My Commission Expires:

1-19-88

EXHIBIT "A"

All that tract or parcel of land lying in the County of Davidson, State of Tennessee and being more particularly described as follows:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, known as Tract A-4, Resub. of a portion of Block "A", Hickory Hollow Mall, lying east of Hickory Hollow Parkway, south of Bell Road and north of Hickory Lane, of record in Plat Book 5190, Page 176, Register's Office for said County, more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon dated November 9, 1978 (File No. 4420-15) as follows:

Beginning at a point in the southerly margin of Bell Road, 608 feet more or less from the centerline of Hickory Hollow Parkway; thence, with the southerly margin of Bell Road along a curve to the right having a central angel of 02 degrees 52 minutes 30 seconds, 140.00 feet to a point; thence South 27 degrees 30 minutes 17 seconds East 218.72 feet to a point in the northerly margin of Hickory Lane; thence with said Lane along a curve to the left in a southwesterly direction, said curve having a central angle of 21 degrees 18 minutes 23 seconds, a radius of 380.00 feet, 141.31 feet to a point; thence North 27 degrees 45 minutes West 242.45 feet to the Point of Beginning; containing 0.73 acres more or less.

Being the same property conveyed to The Krystal Company by deed from Hickory Hollow Mall, Inc., a Georgia corporation and Intereal Company, a Tennessee corporation, together doing business as Hickory Hollow Associates, a joint venture of record in Book 5370, Page 92, and amended by Deed of Correction recorded in Book 5425, Page 391.

SUBJECT TO THE FOLLOWING:

1. Taxes subsequent to 1983.

2. Restrictions filed for record in Book 5125, Page 769 and Book 5189, Page 947 and amended by Second Amendment to Declaration of Protective Covenants of Record in Book 5337, Page 933, said Register's Office.

3. Restriction recorded in Book 5370, Page 92, and Amended in Book 5425, Page 391, states "... if a building is constructed on the property conveyed hereby it shall be a fast food restaurant. Upon the opening of a fast food restaurant upon the property conveyed hereby, this condition shall become null and void."

4. Plat recorded in Book 5190, Page 176, aforesaid records shows an Owner's Certificate, a 10 foot wide public utility, drainage and landscaping easement along all four boundary lines and the following notations:

   (a) No building permit shall be issued for any lot indicated on this plat until a final development plan has been approved by the Metropolitan Planning Commission for each and every lot. Joint access with adjacent lots may be required based on the final development plans;

   (b) No direct access will be permitted to Bell Road from any lot. Limited access may be permitted to Hickory Hollow Parkway from lots;

   (c) No building permit shall be issued for any lot unless utilities and roads are constructed or a Performance Bond posted with the Metropolitan Planning Commission.

5. Any and all other applicable restrictions, easements and building restrictions as are shown in the records of Davidson County Register's Office.

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			175000.00- CAMT.	
			455.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	464.50-
5432A	11/07/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 2 1 2 1

IDENTIF. REFERENCE

Nov 7 2 42 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0083528