File 30

This Instrument prepared by: John Keedy, Attorney At Law, P.O. Box BH001, San Antonio, Texas 78284

## CORPORATE FORM

**THIS INDENTURE**, made and entered into this 26th day of June, 1985

by and between Church's Fried Chicken, Inc.,
a corporation organized and existing under and by virtue of the laws of the State of Texas,
party of the first part, and Keystone Enterprises, Inc., an Arkansas Corporation, party

, of the second part

**WITNESSETH:** That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee

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A tract of land in Davidson County, Tennessee, being parts of Lots 1, 2 & 3, Block "D" and the southerly one half of an Alley (closed by Metropolitan Council Bill No. 62-443) at the rear of said lots all shown and recorded on the plan of Palo Alto Subdivision as of record in Book 161, page 169, Register's Office for said County, and being more particularly described together, according to a survey made by Ragan-Smith & Associates, Inc., dated June 8, 1977, as follows:

Beginning at a P. K. Nail at the intersection of the northerly right-of-way of Charlotte Pike (U. S. 70N), as widened, and the westerly right-of-way of Midland Avenue, thence; with the northerly right-of-way of Charlotte Pike (as widened), S 70°27'00" W, 173.26' to an iron pin at the southeasterly corner of Lot No. 1, Kroger-Charlotte Pike Plan as of record in Book 4715, page 121, Register's Office for said County, thence; with the common line of said lot No. 1 and the herein described lot, N 5°05'00" W, 140.40' to a P. K. Nail set on the westerly right-of-way of Midland Avenue, thence; with the westerly right-of-way of Midland AVenue, S 2°36'40" W, 146.58' to the point of beginning.

Being the same property conveyed to The Kroger Co. by deed from Marion F. Thomas., Sr. et ux, Grace H. Thomas, of record in Book 4852, page 413, Register's Office.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said party of the second part its successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for a first lien note and deed of trust and 2nd lien note and deed of trust, both of even date herewith, and the restriction preventing the use of the property for the preparation or sale, or aid thereof, a fried chicken or fish until June 25, 2000. and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

**THE CONSIDERATION** for this conveyance is as follows: TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged.

**IN WITNESS WHEREOF,** party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

CHURCH'S FRIED CHICKEN INC. CORPORATE SEAL TEXAS

Church's Fried Chicken, Inc.

ATTEST: _____ Asst. Secretary

By: _____ Vice President.

JK
6-25-85

Address of Property NW/C of Charlotte Pike and Midland Avenue, Nashville, Tennessee

Mailing Address for Tax Notices P.O. Box 7592, Little Rock, Ark. 72217

Map 091-14-0 Parcel 094.00

3490

STATE OF Texas
COUNTY OF Bexar

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Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Neil Frumkin and William Creasman, with whom I am personally acquainted and who upon oath acknowledged themselves to be the President and Asst. Secretary, respectively of Church's Fried Chicken, Inc. the within named bargainor, a corporation, and they as such Vice President and Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Neil Frumkin, Vice President, and attesting the same by the Asst. Secretary.

WITNESS my hand and official seal at office this 26th day of June 1985

COMMISSION EXPIRES: 1-23-89

Carrie P. Stafford
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

MEMPHIS TITLE
100 North Main Building
P.O. Box 3073
Memphis, Tennessee 38103
Phone (901) 525-4343

# WARRANTY DEED

TO

State Tax . . . . . $

Clerk's Fee . . . . . $

TOTAL . . . . . $

Paid

Deputy County Court Clerk.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Jul 1 12 07 PM '85

IDENTIF. REFERENCE

J 1 7 3 2 8

MTC 0019

STATE OF TENNESSEE
COUNTY OF SHELBY

On this day of 19, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of the within named bargainor, a corporation, and that he as such 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

President.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $17995 4.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 26 day of June 19 85

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES 3/8/89

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

179954.00- CONT.
468.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 474.50-
3490A07/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 7 3 2 8

T
IDENTIF. REFERENCE

JUL 1 12 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149793