Prepared by:
John D. Hemphill
E-Z Serve, Inc
P.O. Box 3579
Abilene, TX 79604

BOOK 6596 PAGE 360

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Property Development c/o Jim Dandy Markets 1011 Cherry Lane Nashville, TN 37203	Same	162-8-86

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, E-Z Serve, Inc., a Delaware corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Property Development, a Tennessee joint venture composed of French McKnight and Glendon Craig (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being improved property known as 26 Tusculum Road and more particularly 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 and accepted expressly subject to the following:

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

2. All conditions and restrictions shown on the recorded plan, a plat of which is of record in book 4675, page 79, Register's office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 1 day of July, ~~1985~~.

Notary Public
My Commission Expires: 5-7-88

07/01 025.50- CHECK

3746

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

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27 day of June, 1985, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

ATTEST: SERVE, INC. CORPORATE SEAL 1971

Assistant Secretary

E-Z SERVE, INC.

By: Wilson C. Orr

Title: VICE PRESIDENT

STATE OF TEXAS

COUNTY OF TAYLOR

Before me, Vera Jacks, a Notary Public of the State and County aforesaid, personally appeared Wilson C. Orr, 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 E-Z Serve. Inc., a Delaware corporation, 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 Taylor County, Texas, this 27 day of June, 1985.

NOTARY PUBLIC STATE OF TEXAS

Vera Jacks

Notary Public

My Commission Expires: 5/21/89

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

LAND in Davidson County, Tennessee, being Section 2, Lane Estates of record in Book 4675, page 79, Register's Office for said County, as follows:

BEGINNING at a concrete monument on the northerly margin of Tusculum Road at the southeasterly terminus of a turnout connecting said margin of Tusculum Road with the easterly margin of Shacklett Lane; thence northwestwardly with said turnout, along a 25 foot radius curve to the right, 39.34 feet to a concrete monument on the easterly margin of Shacklett. Lane; thence with said margin, N 7° 20' 29" E 121.66 feet to a concrete monument; thence, continuing with said margin along a 210 foot radius curve to the left, 77.76 feet to a point; thence, with the southerly line of the property described in Book 4460, page 197, Register's Office for said County, N 76° 07' 30" East 226.39 feet to a point on the southwesterly margin of Interstate Highway 24; thence, with said margin, S 48° 0' 49" E 209.32 feet to a concrete monument on the westerly margin of Blue Hole Road; thence, with said margin S 4° 38' 34" W 188.89 feet to a concrete monument on the northerly margin of Tusculum Road; thence, with said margin N 82° 39' 31" W 355.0 feet to the point of beginning and containing 2.21 acres, more or less.

BEING the same property conveyed to E-Z Serve, Inc. by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee of record in Book 5400, page 23, Register's Office for Davidson County, Tennessee.

J 1:7 5.3.9

IDENTIF. REFERENCE

JUL 1 3 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6596 PAGE 363

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

160000.00- CONT.
416.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 425.50-
3746A07/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 5:3 9

IDENTIF. REFERENCE T

JUL 1 3 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150047