This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 6619 PAGE 541

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Krystal Company The Krystal Bldg Union Square (STREET ADDRESS OR ROUTE NUMBER) Chattanooga, Tn. 37402 (CITY) (STATE) (ZIP)	Same (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	(92-12-29) (92-12-30)

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
Dollars,

cash in hand paid by The Krystal Company, and other good and valuable considerations accepted as cash the receipt of which is hereby acknowledged,

Grace S. Alford Gold and husband, Jack Gold

have this day bargained and sold, and do hereby transfer and convey unto the said

The Krystal Company

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1: Land in Davidson County, being Lot No. 283 in Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said Lot No. 283 fronts 50 feet on southerly side of Charlotte Avenue, formerly Cedar Street, and runs back between parallel lines 230 feet more or less, to an alley.

TRACT 2: Land in Davidson County, being the northerly part of Lots Nos. 281 and 282 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at the southeast corner of Charlotte Avenue, formerly Cedar Street, and 18th Avenue North, formerly Vanderbilt or Ewing Avenue; thence with the easterly margin of 18th Avenue North, southerly 186 feet to Bowers northwest corner; thence with Bowers' northerly line easterly 100 feet to the line between Lots Nos. 282 and 283; thence with said line northerly to the southerly margin of Charlotte Avenue, formerly Cedar Street; thence with the southerly margin of said Avenue westerly 100 feet, more or less, to the beginning.

Being part of the same property conveyed to Grace S. Alford Gold by Trustee's Deed from Grace S. Gold and Third National Bank in Nashville, Successor Trustees under the Will of I. Alford, deceased, of record in Book 4244, page 143, Register's Office for Davidson County, Tennessee.

(continued on EXHIBIT "A")

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Newton

The actual consideration or value whichever is greater, for this transfer is $ 183,000.00

Subscribed and sworn to before me this the 27 *day of* July *19* 85

Affiant Grace S. Alford Gold

My commission expires: March 81

(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1717-1725 Charlotte Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for Lease Contract by and between Third National Bank in Nashville, Agent for Grace S. Gold, as Lessor and Davis Mechanical Company, as Lessee, dated January 4, 1985;*

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 27th *day of* July *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

* and 1985 taxes which are prorated and assumed by the grantee.

Grace S. Alford Gold
Grace S. Alford Gold

Jack Gold
Jack Gold

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Grace S. Alford Gold and husband Jack Gold, *the within named bargainor* s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NYC, New York ~~TENNESSEE~~ *this* 27th *day of* July, 1985.

Henry Murad *Notary Public*

Commission expires March 86

HENRY MURAD
Notary Public, State of New York
No. [illegible]
Qualified in [illegible]
Commission Expires March 30, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Grace S. Alford Gold and humband, Jack Gold

TO

The Krystal Company

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

INCLUDED in the above description but specifically EXCLUDED therefrom is the following described tract of land vested in the Metropolitan Government of Nashville and Davidson County by Order of the Third Circuit Court for Davidson County, Tennessee, of record in Book 5121, page 213, Register's Office for Davidson County, Tennessee:

A triangular shaped tract of land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 281 in Boyd's Home Tract, a plan of which is of record in Book 21, page 39, Register's Office for said County.

Said part of Lot No. 281 fronts 25.23 feet on both present margins of Charlotte Avenue and 18th Avenue, North, formerly Ewing Avenue, said margins are connected by a curve that has a 25-foot radius, the length of which is measured 39.5 feet thereon.

2 5 1 3 0
IDENTIFI REFERENCE
AUG 1 10 07 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
$1.50
3244 08/31 485.30- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6619 PAGE 544

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

183000.00- CAMT.
475.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 495.30-
3244A08/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 5 1 3 0

IDENTIFICATION REFERENCE

AUG 1 10 07 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159312