BOOK 6707 PAGE 218

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 1985

Notary Public

MY COMMISSION EXPIRES Commission Expires Mar. 13, 1989

THIS INSTRUMENT WAS PREPARED BY

LAWYERS TITLE OF MIDDLE TENNESSEE, INC. 111 UNION ST., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Krystal Co. (NAME)	Same (NAME)	Map 91-15
Krystal Building Union Square (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 105
Chattanooga, TN 37402 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Anthony V. Forte; Charles E. Forte; Francis J. Forte; Victor T. Forte, Jr.; George E. Forte; H. Frederick Forte; Rita Forte Johnson; James D. Forte; and Martin G. McGrath, being the sole heirs-at-law of Theresa E. Forte, deceased.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE KRYSTAL COMPANY, a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

BEING Lot 1 of the Krystal Subdivision being of record in Plat Book 6050, page 214, Register's Office for Davidson County, Tennessee.
BEGINNING at the northeasterly corner of Lot 1 also being the northwesterly corner of Lot 2; thence South 4° 30' 00" East 150.00 feet to an iron pin; thence South 85° 54' 00" West 89.17 feet to a concrete monument; thence with a curve to the right (having a central angle of 89° 36' 00" and a radius of 25.00 feet) 39.10 feet to an iron pin; thence North 4° 30' 00" West 105.03 feet to an iron pin; thence with a curve to the right (having a central angle of 90° 24' 00" and a radius of 20.00 feet) 31.56 feet to an iron pin; thence north 85° 54' 00" East 93.86 feet to the point of beginning containing 16,880.38 square feet or 0.387 acres.

BEING a portion of the same property conveyed to Victor T. Forte and wife, Theresa Forte by deeds of record in Book 638, page 409 and Book 731, page 34, Register's Office for Davidson County, Tennessee. The said Victor T. Forte having predeceased Theresa Forte and by will of record in Will Book 146, page 579, County Court Clerk's Office of Davidson County, Tennessee, said property was devised to her heirs at law who are Anthony V. Forte, Charles E. Forte, Francis J. Forte, Victor T. Forte, Jr., George E. Forte, H. Frederick Forte, Rita Forte Johnson, James D. Forte and Martin G. McGrath.

5217 IDENTIFICATION REFERENCE

Nov 12 9 43 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( ) property, known as
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 6th day of November, 1985

ANTHONY V. FORTE	CHARLES E. FORTE	FRANCIS J. FORTE
VICTOR T. FORTE, JR.	GEORGE E. FORTE	H. FREDERICK FORTE
RITA FORTE JOHNSON	JAMES D. FORTE	MARTIN G. McGRATH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

BOOK 6707 PAGE 219

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony V. Forte; Charles E. Forte; Francis J. Forte; Victor T. Forte, Jr.; George E. Forte; H. Frederick Forte; James D. Forte and Martin G. McGrath

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of November 1985.

Commmission expires 5-13-89

Notary Public

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named RITA FORTE JOHNSON, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, Tennessee, this the 6th day of November, 1985.

My commission expires:

Notary Public

WARRANTY DEED

FROM

Heirs at law of Theresa E. Forte

TO

The Krystal Co.

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6707 PAGE 220

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

62500.00- CONT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
5719A11/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2177.

IDENTIFICATION REFERENCE

Nov 12 9 43 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190948