Prepared By: John Keedy, 355 Spencer Lane, San Antonio, Tx. 78201

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Box 30

Par. # 072-13-0 029.0

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of November, 1985 by and betwen Robert L. Hoagland and wife, Janice Hoagland, party of the first part, and The Southland Corporation, a corporation organized and existing under and by virtue of the laws of the State of Texas, 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, to wit:

Beginning at an iron pin in the westerly right of way of Gallatin Road (US #31E) at the intersection of Carolyn Avenue, thence along the northerly rightof way of Carolyn Avenue N. 68° 33' 30" W. a distance of 170.00 feet to an iron pin; thence N. 21° 56' 00" E. a distance of 117.00 feet to an iron pin; thence S. 68° 33' 30" E. a distance of 170.00 feet to an iron pin in the westerly right of way of Gallatin Road; thence along the westerly right of way of Gallatin Road S. 21° 56' 00" W. a distance of 117.00 feet to the point of beginning and containing 0.457 acres, more or less,

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 the premises shall not be used for a restaurant that has as its primary menu item fried chicken or fried fish until November 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.

12/10 395.55- CHECK

7697

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

David Franklin
WITNESS

John Kelly
WITNESS

Robert Hoagland

Janice Hoagland
Janice Hoagland

Address of Property Gallatin Rd. at Carolyn Ave., Nashville, TN.

Mailing Address for Tax Notices
The Southland Corporation
Attn: Ad Valorem Tax Department (RE#27088)
P.O. Box 719
Dallas, TX 75221

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
DEC 18 9 49 AM '85
IDENTIFICATION REFERENCE
6214.7

STATE OF TEXAS
COUNTY OF BEXAR

On this 25th day of November, 1985, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Robert L. Hoagland and Janice Hoagland with whom I am personally acquainted and who, upon oath, acknowledge themselves to be the within named bargainors executing the foregoing instrument for the purpose contained by signing their names.

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

Mel Anderson
Notary Public

My Commission Expires: 10-12-86

STATE OF TENNESSEE, COUNTY OF SHELBY

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, $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Janice Hoagland
Affiant

Subscribed and sworn to before me this the 25th day of November, 1985

Mel Anderson
Notary Public

My Commission expires: 10-12-86

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

150[illegible]00- CAPIT.
330.[illegible]0 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 336.50-
7697A12/18/85 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2 1 4.7.

IDENTIFICATION REFERENCE

Dec 18 9 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 202642