WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, GENERAL MILLS RESTAURANT GROUP, INC., a Florida corporation, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto George Sampson, Trustee, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, and being Lot No. 2 on the Plan of Rivergate Square of record in Plat Book 5200, page 445, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated March 5, 1982 and known as Job No. 82-011 as follows:

BEGINNING at an iron pin set on the southeasterly margin of Gallatin Pike (U.S. 31-E), said point of beginning being the westernmost common corner of this Lot No. 2 and Lot No. 1 on the Plan of the said Rivergate Square; thence leaving the margin of said Gallatin Road and with Lot No. 1 the following calls: S 45°40'54" E 521.04' to an iron pin; thence S 40°09'29" W 96.25' to an iron pin; thence N 45°40'54" W 212.70' to an iron pin; thence N 44°19'06" E 39.28' to an iron pin; thence N 28°50'30" W 52.42' to an iron pin; thence S 61°05'55" W 107.64' to an iron pin; thence N 30°31'04" W 13.60' to an iron pin; thence S 60°52'46" W 61.93' to an iron pin; thence S 29°01'37" E 90.41' to an iron pin; thence S 61°59'00" W 41.41' to an iron pin set on the northeasterly margin of Shepherd Hills Drive; thence with the margin of said drive N 28°01'00" W 289.16' to an iron pin; thence with a curve to the right having a radius of 30.00' and a long chord of 39.03' said chord having a bearing of N 12°33'48" E a distance along the curve of 42.50' to an iron pin set on the southeasterly margin of the aforesaid Gallatin Pike; thence with the margin of said pike and a curve to the left having a radius of 2864.63' on a long chord of 146.04', said chord having a bearing of N 51°40'58" E a distance along the curve of 146.06' to the point of beginning, containing 1.79 acres more or less.

TOGETHER with the reciprocal rights in the joint use, egress in and to the joint use ingress and egress easements set forth in the Plan of record of Rivergate Square as recorded in Plat Book 5200, page 445, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Valda Martz by deed of record in Deed Book 5527, page 153, Register's Office for Davidson County, Tennessee, and subsequently conveyed by deed from Valda Martz and husband, Samuel Jackson Martz, to General Mills Restaurant Group, Inc., a Florida corporation, of record in Book 5873, page 486, Register's Office for Davidson County, Tennessee.

being the same property

SUBJECT TO easements, restrictions and covenants of record, if any.

unimproved ( )
This is improved (X) property, known as 2001 North Gallatin Road, Madison, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and we do covenant with the said GRANTEE the 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all person 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 hand this 27th day of December, 1985.

BOOK 6749 PAGE 560

GENERAL MILLS RESTAURANT GROUP, INC.
a Florida corporation

By: George T. Williams
George T. Williams
Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, JODY GRANVILLE, a Notary Public within and for the State and County aforesaid, personally appeared George T. Williams, with whom I am personally acquainted and who upon oath acknowledge himself to be the Vice President of GENERAL MILLS RESTAURANT GROUP, INC., a Florida corporation, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said George T. Williams as such Vice President.

Witness my hand and official seal at office at Orlando, Florida on this the 27th day of December, 1985.

Jody Granville
Notary Public
My Commission Expires:

Notary Public State of Florida at Large
My Commission expires June 14, 1988
Bonded by General Insurance Underwriters

THIS INSTRUMENT PREPARED BY - [redacted]:
Martin N. Goldsmith
6100 Lake Ellenor Drive
Orlando, Florida 32809

Address new owners as follows:	Send tax bills to:	Map-Parcel No.
George Sampson, Trustee c/o Copper Cellar Corporation P. O. Box 4106 Knoxville, TN 37921	SAME	34-2 99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $125,000.00.

Michael N. Chase
Affiant

Subscribed and sworn to before me, this 30th day of December, 1985.

Kerry L. Schlosser
Notary Public

My Commission Expires: 10-19-86

6 4 8 4 1

IDENTIFICATION REFERENCE

Dec 30 3 39 PM '85
FELIX Z. WHISNANT REGISTER
DAVIDSON COUNTY, TN

MAIL ENVELOPE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6749 PAGE 561

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
		1,125,000.00 CONV.		

2955.00
.50
6.00
CHECK 2931.50-
12:41:30/30/85 PM

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 8 4 1

IDENTIFICATION REFERENCE

DEC 30 3 23 PM '85

FELIX Z. WILSON, II REGISTER

No. 206005