THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
500 Church Street, Fourth Floor
Nashville, Tennessee 37219

BOOK 7229 PAGE 908

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Taco Bell Corporation 17901 Von Karman Irvine, California 92714	Same	83-1-252

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, Bojangles Corporation, a Tennessee corporation (formerly known as BOJ's of Tennessee, Inc., having since changed its name by Articles of Amendment of record at Book 7229, page 883, Book 7229, page 884, Book 7229, page 886, and most recently in Book 7229, page 893, all in the Register's Office of Davidson County, Tennessee) (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto Taco Bell Corporation, a California corporation (hereinafter whether one or more, jointly and severally referred to as the "Grantee"), and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land situation in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 1 on the Plan of Joe Corley Subdivision, as of record in Book 4060, page 164, Register's Office for Davidson County, Tennessee, and described according to a survey made by A & A Engineers, Inc., dated December 18, 1981, as follows:

Beginning with a railroad spike on the western right of way margin of Gallatin Road also being 100.0 feet northerly from the northern right-of-way margin of Petway Avenue;

Thence North 86 deg. 28' 40" West 173.86 feet to an iron pin;

Thence North 4 deg. 00' 10" East 170.0 feet to an iron pin;

Thence South 84 deg. 55' 20" East 19.65 feet to an iron pin;

Thence North 16 deg. 51' East 41.0 feet to an iron pin;

Thence South 82 deg. 52' East 191.10 feet to an iron pin in the western right-of-way margin of Gallatin Road;

Thence with said margin South 17 deg. 00' West 202.90 feet to the point of beginning, containing 0.903 acres, more or less.

Being the same property conveyed to BOJ's of Tennessee, Inc., a Tennessee corporation by deed from Bojangles of America, Inc., a Nevada corporation of record in Book 5947, page 944, Register's Office of Davidson County, Tennessee; the said BOJ's of Tennessee, Inc. having since changed its name to Bojangles Corporation by instruments of record at Book 7229, page 883, Book 7229, page 884, Book 7229, page 886 and Book 7229, page 893, said Register's Office.

This is improved property, known as 920 Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee against the lawful claims of all persons, claiming by, through or under Grantor, but not otherwise; provided, however, this conveyance is subject to the following:

1. Taxes for the year 1987; a lien not yet due and payable.

2. Easement for sanitary sewers, as set out in instrument of record in Book 4651, page 30, said Register's Office.

3. Reservation of Easement of a 25-foot roadway for purposes of ingress and egress along the easterly edge of the property reserved in the Deed from Burgin E. Dossett, Chairman of the Department of Education of the State of Tennessee; to G. M. Hooper and wife, of record in Book 1562, page 497, said Register's Office.

4. Subject to 10-foot power line easement along the entire westerly line of the premises.

5. Ingress and egress easement as contained in instrument of record in Book 5475, page 89, as corrected in Book 5536, page 314, said Register's Office.

6. Restrictive Covenants contained in an instrument of record in Book 5838, page 47, said Register's Office.

7. Matters shown on the plat of record at Book 5800, page 25, said Register's Office.

In Witness Whereof, the undersigned corporate party has caused the foregoing instrument to be executed by its duly authorized officers on the 6 day of May, 1987.

BOJANGLES CORPORATION

By: _____

Title: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this 6 day of May, 1987.

Claudette McCord
Notary Public

My Commission Expires:
June 18, 1987

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 210,000.00 .

Affiant

Subscribed and sworn to before me, this 6 day of May, 1987.

Notary Public

My Commission Expires:
January 18, 1991

23704

IDENTIFICATION REFERENCE

MAY 7 4 27 PM '87

FRANK G. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7229 PAGE 912

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

270000.00- CAMT.
756.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 768.50-
4643A05/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23704

IDENTIFICATION REFERENCE

MAY 7 4 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79248