(1)

For 49

This Instrument Prepared By:
G. Richard Hostetter
Miller & Martin
10th Floor, Volunteer Building
Chattanooga, Tennessee 37402

BOOK 7278 PAGE 937

Name and Address of New Owner:	Name and Address of Party Responsible for Property Taxes:	Map and Parcel No.:
3737 Corporation Property Resources Company P. O. Drawer 3120 Palm Beach, Florida 33480	SAME	161-0-201 LENDER: THE PENN MUTUAL LIFE INSURANCE COMPANY

SPECIAL WARRANTY DEED

THIS INSTRUMENT, made and entered into this 24th day of June, 1987, by and between THE KRYSTAL COMPANY, a Tennessee corporation ("Grantor"), and 3737 CORPORATION, a Florida corporation, ("Grantee");

W I T N E S S E T H :

NOW, THEREFORE, in consideration of the sum of One and NO/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, Grantor does hereby transfer and convey unto Grantee the following described real estate ("Real Estate"), to wit:

> See Exhibit "A" attached hereto and incorporated herein by reference; subject to all easements, restrictions or encumbrances of record and on survey plats, all zoning and building regulations applicable to the property, and all roads and ways over and across the property.

The previous and last instrument, a _____, relating to the property set forth herein, is recorded in Book ____, Page ____, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Real Estate unto the Grantee, its successors and assigns, forever in fee simple.

Grantor convenants that it is lawfully seized and possessed of the Real Estate; has full power and lawful authority to transfer and convey the same; and that it will defend the same against the claims of all persons owning, holding or claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto caused its name to be signed by its duly authorized officer, on the date first above written.

THE KRYSTAL COMPANY

By: [signature], VICE PRESIDENT - REAL ESTATE

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, Louise Odom, Notary Public, R. T. Sherrill, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged under oath that he/she is the Vice President of the Maker, The Krystal Company, and is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 18th day of June, 1987.

[signature]
Notary Public

My Commission Expires:
February 8, 1989

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $682,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[signature] pres
Affiant-Grantee

Subscribed to and sworn to before me on this 2nd day of June, 1987.

[signature]
Notary Public

My Commission Expires:
[illegible]

DWJ

EXHIBIT "A"

PARCEL 1:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of South Plaza Shopping Center as of record in Plat Book 6250, page 556, of the Register's Office for Davidson County, Tennessee.

Being more particularly described according to a survey by Michael V. Holmes & Associates, Inc., dated April 22, 1987, as follows:

Beginning at a concrete monument in the northerly margin of Old Hickory Boulevard and the easterly margin of Nolensville Road,
Thence North 05 deg. 01' 00" west 74.00 feet to a point;
Thence North 83 deg. 23' 31" east 200.00 feet to a point;
Thence South 06 deg. 36' 29" east 153.58 feet to a point;
Thence South 83 deg. 23' 31" west 121.12 feet to a point;
Thence North 52 deg. 05' 00" west 113.53 feet to the point of beginning.

PARCEL 2:

Easement Rights as described in Book 6644, page 397, Register's Office for Davidson County, Tennessee.

BEING the property conveyed to The Krystal Company, a Tennessee Corporation, by Deed of Record in Book 6644, page 410, as to Parcel 1, and Book 6644, page 397, as to Parcel 2, Register's Office for Davidson County, Tennessee.

E2K2A374/DWJ

4 0 0 9 1

IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 7278 PAGE 990

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
			682000.00- CAMT.	
			1909.60 CSTAX	
			.50 PRFEE	
			9.00 WDFEE	
			CHECK 1919.10-	
			3480A06/25/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

400911

IDENTIFICATION REFERENCE

JUN 25 2 52 PM '87

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 97686