BOOK 7527 PAGE 428

BOX 15

STATE OF ~~TENNESSEE~~ MASSACHUSETTS
COUNTY OF Norfolk

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 1988

Notary Public

MY COMMISSION EXPIRES 12/15/88

THIS INSTRUMENT WAS PREPARED BY

ANDREW C. SHOVERS, Smith, Gambrell & Russell, 2400 First Atlanta Tower, Atlanta, Georgia 30383
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raj Mehta (NAME)	Raj Mehta (NAME)	133-15-86
5708 Shetland Court (STREET ADDRESS OR ROUTE NUMBER)	5708 Shetland Court (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37211 (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, FOURTH DUNKIN' DONUTS REALTY, INC., a Delaware Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAJ MEHTA

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

8797 04/27 0101 03CHECK 642.50

The property described herein is conveyed subject to those matters set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

24964

IDENTIFICATION REFERENCE

APR 27 1 23 PM '88

ELLA J. WILSON REGISTER DAVIDSON COUNTY, TN

This is unimproved [ ] property, known as 4004 Nolensville Road, Nashville, Tennessee 37211
(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

*, except as evidenced on Exhibit B attached hereto, claiming by, through, or under the GRANTORS

Witness their hand S this 19th day of April, 19 88

FOURTH DUNKIN' DONUTS REALTY, INC.

BY: John D. Shafer, Jr.

Title: Senior Vice President

BY:

Title: Gilbert Rosenberg, Secretary

[CORPORATE SEAL]

STATE OF TENNESSEE }

BOOK 7527 PAGE 429

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19____.

Commission expires_____

_____

Notary Public

MASSACHUSETTS

STATE OF TENNESSEE }

Before me, Lisa M Tombari, a Notary Public within and for the State and County aforesaid, personally appeared John D Shaber, Jr. and Gilbert Rosenberg (this oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Sr Vice President and Secretary respectively of the Fourth Dunkin Donuts Realty the within named bargainor, a corporation, and that (he) (they) as such Sr Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John D Shaber Jr as such Sr Vice President and attesting the same by the said Gilbert Rosenberg as such Secretary

Witness my hand and official seal at office at Randolph MA on this the 19th day of April, 19 88

My commission expires 12/2/88 Lisa M Tombari

Notary Public

WARRANTY DEED

FROM

FOURTH DUNKIN' DONUTS REALTY, INC.

TO

RAJ MEHTA

Furnished by:

MID-SOUTH TITLE INSURANCE CORPORATION
LAWYERS TITLE INSURANCE CORPORATION

325 Union Street Building, Nashville, Tennessee 37201

EXHIBIT "A"

BOOK 7527 PAGE 430

Land in the 6th Civil District of Davidson County, Tennessee, being parcel "A" on the Plan of the resubdivision of Lot No. 1, Travis Park, of record in Book 5210, Page 22, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the east margin of Nolensville Road at the common front corner of Parcel A and B as shown on said Plat; thence with the common line between said lots, North 67° 09' East 180.2 feet to a point; thence South 33° 43' East 31.56 feet to a concrete monument; thence North 83° 52' East 30.75 feet to a concrete monument on the west margin of an alley (25' R.O.W.) thence with same and along an interior curve (radius of 112.50 feet) 50.0 feet to a point; thence South 67° 09' West 196.80 feet to an iron pin in concrete on the East margin of Nolensville Road; thence with the same northerly 93.57 feet to the point of beginning. Being the same property conveyed to Fourth Dunkin' Donuts Realty, Inc., by deed of record in Book 5290, Page 827, Register's Office for Davidson County, Tennessee, and re-recorded in Book 5301, Page 788, said Register's Office.

Together with all right, title and interest of Nashville Donuts, Inc., in and to a mutual reciprocal easement agreement with Taco Bell, a California Corporation, of record in Book 5250, Page 737, Register's Office for Davidson County, Tennessee, described as follows:

Being in the 6th Civil District of Davidson County, Tennessee, on the East side of Nolensville Road (100-foot right-of-way) and being Ingress-Egress Cross Easement on a Resubdivision of Lot 1, Travis Park, as of record in Book 5210, page22, Register's Office for said County, and described according to a survey made by Turner Engineering Company, Inc., dated November 9, 1977, as follows:

To find the true point of beginning, begin at a monument (iron pin in concrete) on the easterly margin of Nolensville Road (100-foot right-of-way), said concrete monument being 202.4 feet southerly from the center line of Paragon Mills Road (50-foot right-of-way); thence in a northwesterly direction with the margin of Nolensville Road, and a 1933.83 foot radius curve to the left a distance of 93.57 feet to the true point of beginning; thence continuing in a northwesterly direction with the margin of Nolensville Road, and a 1933.83 foot radius curve to the left a distance of 12.5 feet to a point; thence North 67° 09' East 137.5 feet to a point; thence in a southerly direction 12.5 feet to a point; thence continuing in a southerly direction 12.5 feet to a point; thence South 67° 09' West 137.5 feet to a point on the easterly margin of Nolensville Road; thence in a northwesterly direction with said margin of Nolensville Road, and a 1933.83 foot radius curve to the left a distance of 12.5 feet to True Point of Beginning.

Initial

EXHIBIT "B"

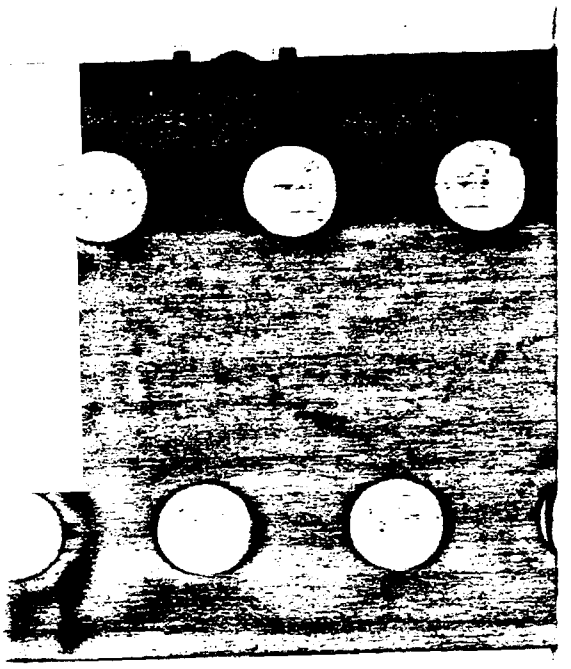
a. 1988 Taxes which are not yet due and payable.

b. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

c. Mutual Reciprocal Easement Agreement as set forth in instrument recorded in Book 5250, page 737.

d. Slope easement(s) as set forth in instrument recorded in Book 4036, page 614.

e. All matters shown on Plat recorded in Book 5210, page 22.



OFFICIAL RECEIPT

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

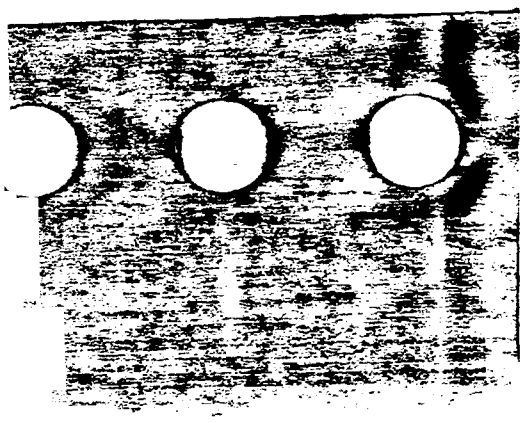
RECEIVED OF _____

FOR _____

BOOK 7527 PAGE 432

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 225000.00
CON TX 630.00
PRFEE 0.50
WDEED 12.00
TOTAL 642.50
CHECK 642.50

04/27/88 01 13:26 0001 8797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24964

IDENTIFICATION REFERENCE

APR 27 1 23 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84875