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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 1988

Notary Public

MY COMMISSION EXPIRES: 10-31-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ronald G. Turner, 2021 Richard Jones Rd., Ste 350, Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Nashville Lube, Inc.		Map 133-14
(NAME) 700 Craighead Avenue	(NAME) Same	Parcel 92
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37204	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(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, WHATABURGER, INC., a Texas corporation (being the successor of Whataburger No. I, Inc., a Texas corporation, which was merged with Dobson Corporation, a Texas corporation which then changed its name to Whataburger, Inc.) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nashville Lube, Inc., a Tennessee corporation

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

As shown on Exhibit "A" attached hereto and incorporated herein by reference.

8949 04/27 0101 03CHECK 541.50

25100

IDENTIFICATION REFERENCE

APR 27 3 56 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3811 Nolensville Road, Nashville, Tennessee
(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.

Witness my hand this 25 day of April, 1988

WHATABURGER, INC., a Texas corporation

By:

Its: Senior Vice President

STATE OF TENNESSEE }
Davidson County }

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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, (or proved to me on the basis of satisfactory evidence) 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

STATE OF ~~TENNESSEE~~ TEXAS)
~~Davidson~~ County (Nueces)

Before me, Joan Martin a Notary Public in and for the State and County aforesaid, personally appeared C J Chatelain

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of the Whataburger, Inc. a corporation, and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and official seal at Corpus Christi, Texas, this 25 day of April, 19 88.

Commission Expires_____ Joan Martin Notary Public

JOAN MARTIN
Notary Public
STATE OF TEXAS
My Comm. Exp. March 12, 1990

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

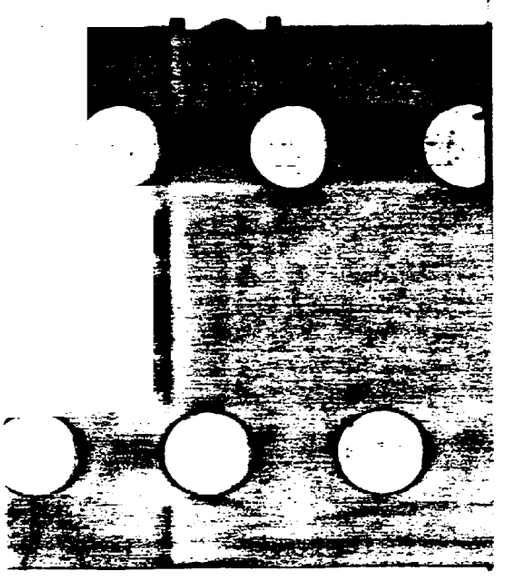
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

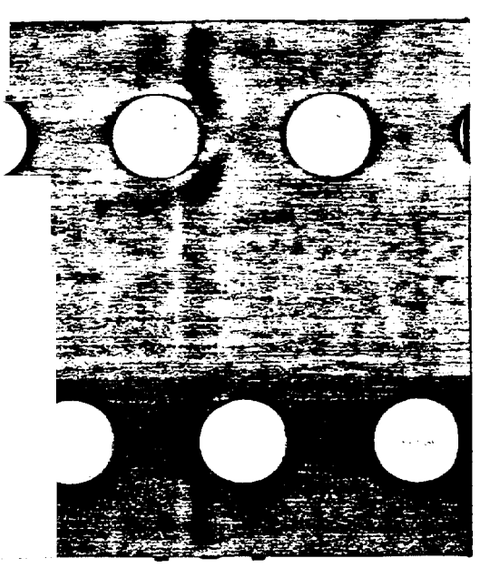
Land in the 30th Councilmanic District of Davidson County, Tenessee and being Lot No. 6 on the plan of Chapparal Acres, Section 4 of record in Book 4595, page 21, R.O.D.C., Tn. and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, 4823 dated January 27, 1988 and known a Job No: 880010 as follows:

Beginning at an existing PK nail on the westerly margin of Nolensville Road, said point of beginning being the Southeast corner of the herein described tract and also being 250 feet more or less northerly from the Intersection of Nolensville Road and Elysian Fields Road; thence leaving the margin of said Nolensville Road S53 degrees 55 minutes, 43 seconds West 199.97 feet to an exiting iron pin; thence N40 degrees 49 minutes 32 seconds West 106.46 feet to an existing iron pin; thence N49 degrees 07 minutes 21 seconds East 199.26 feet to an existing railroad spike on the westerly margin of said Nolensville Road; thence with the margin of Nolensville Road S40 degrees 50 minutes 05 seconds East 123.21 feet to the point of beginning, containing 22,883 square feet more or less.

Being the sme property conveyed to Whataburger No. I, Inc., a Texas corporation by deed of record in Book 4629, page 712, Registers Office, Davidson County, Tennessee.

D44RT3758





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 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 190000.00
CON TX 532.00
PRFEE 0.50
WDEED 9.00
TOTAL 541.50
CHECK 541.50

04/27/88 01 15:57 0001 8949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25100

IDENTIFICATION REFERENCE

APR 27 3 56 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85024