BOOK 7681 PAGE 846

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF October 1988

My Commission Expires July 10, 1990

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY

David E. Surprenant, Esq., Mirick, O'Connell, DeMallie & Lougee,
NAME
1700 Mechanics Bank Tower, Worcester, MA 01608
ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles Galbreath (NAME)	Charles Galbreath (NAME)	51-8-109
901 Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	901 Stahlman Building (STREET ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (P O ZIP)	Nashville, TN 37201 (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, DH RESTAURANTS, INC., a Delaware Corporation, with its address c/o Carson Pirie Scott & Company, 36 South Wabash Ave., Suite 1301, Chicago, Illinois 60603 **HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO** CHARLES GALBREATH of 901 Stahlman Building, Nashville, Tennessee, 37201, **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**

Being Lot No. 3, including part of a 50-foot abandoned street dedication and part of the Old Gallatin Interurban Railroad right-of-way, all shown on the Plan of Due West Montague, as recorded in Book 547, Page 115, Register's Office for Davidson County, Tennessee; to which plan of record is hereby referred for a more complete and accurate description of said lot.

Being the same premises conveyed to DH Restaurants, Inc., by deed dated November 19, 1987 in Book 7409, Page 806, Register's Office for Davidson County, Tennessee.

The premises are conveyed subject to the exceptions set forth in Exhibit A attached hereto.

Grantor hereby limits its warranties under this deed to its acts only.

RECEIVED FOR RECORD
OCT 20 8 50 AM '88
FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.7.6 3 8

This is improved ~~XX~~ property, known as 1111 Gallatin Pike, 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

*Specially

Witness its hand this day of October 19 88

Attest:
Charles J. Hansen
Secretary

DH RESTAURANTS, INC.

By:
Marsha Williams
Treasurer

STATE OF TENNESSEE }

BOOK 7681 PAGE 847

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

_____

ILLINOIS
STATE OF ~~TENNESSEE~~ }

Before me, Anne Roberts, a Notary Public within and for the State and County aforesaid, personally appeared Marsha Williams and Charles J. Hansen (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Treasurer and Secretary respectively of the DH RESTAURANTS, INC. the within named bargainor, a corporation, and that (he) (they) as such Treasurer 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 Marsha Williams as such Treasurer, and attesting the same by the said Charles J. Hansen as such Secretary

Witness my hand and official seal at office at _____ on this the _____ day of October, 19 88

My commission expires 3/2/92 Anne Roberts

Notary Public

OFFICIAL SEAL
Anne Roberts
Cook County
Notary Public, State of Illinois
My Commission Expires 3/2/92

SPECIAL WARRANTY DEED

FROM DH RESTAURANTS, INC.

TO CHARLES GALBREATH

Furnished by:

MID-SOUTH TITLE INSURANCE CORPORATION
LAWYERS TITLE INSURANCE CORPORATION

325 Union Street Building, Nashville, Tennessee 37201

1111 Gallatin Pike, Nashville, Tennessee

Exhibit A

1. Such taxes for the then current year and assessments as are not due and payable.

2. Provisions of applicable building, zoning and health ordinances and all other applicable legal requirements, covenants and easements and restrictions of record.

3. Encroachments, overlap boundary disputes and any other matters which would be disclosed by an accurate survey and inspection of the premises.

4. Easements, restrictions and reservations not shown by the public record, so long as the same do not prohibit or materially interfere with the current use of said premises.

5. Any liens for municipal betterments assessed after October 14, 1988.

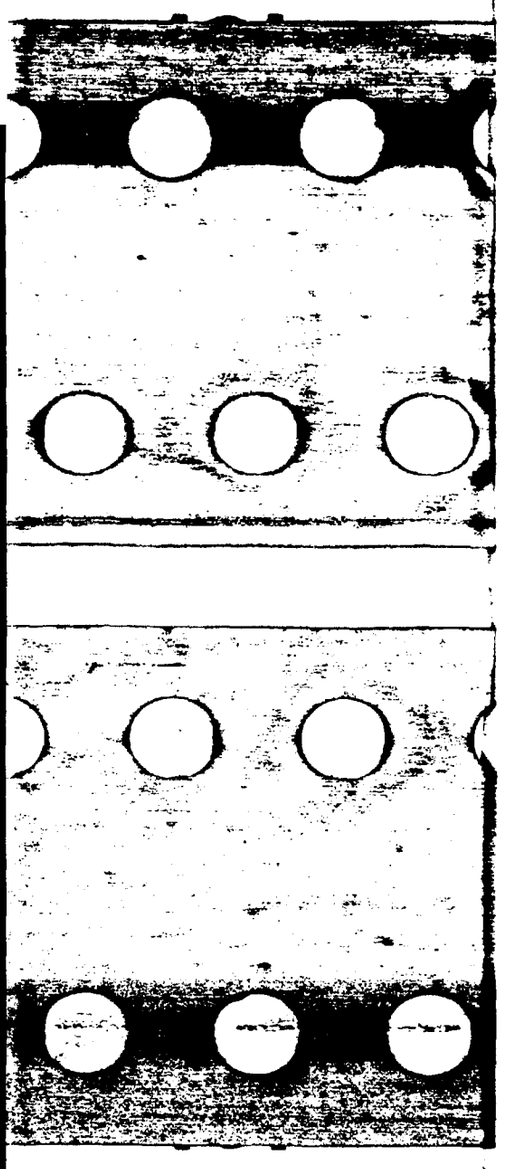
6. Existing rights and obligations in party walls which are not the subject of written agreement.

7. Easement for highway and public utilities and drainage over and across premises as set out in Amendment to Council Bill No. 65-666, and as set out in instrument of record in Book 3962, Page 348, Register's Office for Davidson County, Tennessee.

8. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee by Morris F. Estes, et ux across premises as set in instrument of record in Book 3371, Page 410, said Register's Office.

9. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee by Morris F. Estes, et ux across premises as set out in instrument of record in Book 4211, Page 906, Register's Office for Davidson County, Tennessee.

8628 10/20 0101 03CHECK 603.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7681 PAGE 849

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	180000.00
CON TX	594.00
PRFEE	0.50
WDEED	9.00
TOTAL	603.50
CHECK	603.50

10/20/88 01 08:52 0001 8628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.638

IDENTIFICATION REFERENCE

OCT 20 8 50 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 145394