OWNER/RESPONSIBLE TAXPAYER:
Spardee's Restaurants, Inc.
203 East Main Street
Spartanburg, SC 29301
Tax I.D. No. 57-0900036

THIS INSTRUMENT PREPARED BY:
Joseph H. Huie, Attorney
CROLEY, DAVIDSON & HUIE
2210 Plaza Tower
Knoxville, Tennessee 37929

Mail

Map 53
Par 29

QUIT-CLAIM DEED

THIS INDENTURE made this 10th day of September, 1990, between SPARDEE'S REALTY, INC., a Delaware corporation, First Party, and SPARDEE'S RESTAURANTS, INC., a Delaware corporation, Second Party:

BOOK 8197 PAGE 407

W I T N E S S E T H :

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT CLAIMED, and does by these presents sell, remise, release and QUIT CLAIM unto Second Party, all of First Party's right, title and interest in and to the following described premises, to-wit:

SEE PROPERTY DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property acquired by First Party by Deed of record in Deed Book 8083, page 499, in the Davidson County Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of the Davidson County Register's Office.

and all the estate, right, title and interest of the First Party therein, with the heriditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said Second Party, its successors and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed the day and year first above written.

SPARDEE'S REALTY, INC., a
Delaware corporation

BY: _____
Walter M. Brice, III
President

STATE OF SOUTH CAROLINA)
) SS:
COUNTY OF SPARTANBURG)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Walter M. Brice, III, with whom I am personally acquainted, and who acknowledged himself to be the President of SPARDEE'S REALTY, INC., the within named bargainor, a Delaware corporation, and that he as such 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 President.

WITNESS my hand and official seal at office in Spartanburg County, South Carolina, this 10th day of September, 1990.

My Commission Expires:
November 7, 1995

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration for this transfer is $_____.

Affiant Joseph H. Huie, agent

Subscribed and sworn to before me this 14th day of September, 1990.

My Commission Expires:
2-24-1994

NOTARY PUBLIC

EXHIBIT A

Land in Davidson County,Tennessee, being Lot No. 2 on the Plan of Riverfront Shopping Center, Section Two, of record in Book 6200, page 904, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being part of the same property conveyed to Riverfront Partnership, with Miller G. Kimbrough, Jr. as Managing General Partner, by deed from Maude Robinson Hopkins and husband, John Rowland Hopkins, Muriel Robinson Estes, single, and Edward Gale Robinson and wife, Lana Robinson, of record in Book 6943, page 138, Register's Office of Davidson County, Tennessee.

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IDENTIFICATION

SEP 17 11 29 AM '90

MAIL EKE

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