This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8531 PAGE 805

ADDRESS NEW OWNER:
Thelma M. Jones and Jeffrey D. Jones,
DBA The Dairy King Company
431 E. Thompson Lane
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-08
PARCEL 44 & 45

WARRANTY DEED

3237 01/21 0101 03CHECK 747.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Roberta Ann Harper, unmarried, devisee of the Will of William T. Harper, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thelma M. Jones and Jeffrey D. Jones, DBA The Dairy King Company, as joint tenants with right of survivorship, 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:

> BEGINNING at a point in the westerly margin of Thompson Lane, at a concrete monument in the north line of N.C.& St. L Railroad right of way; thence with the margin of said Lane northwardly 64.44 feet to a concrete monument, and continuing with the margin of said Lane, N10°10'E, 162.3 feet to another concrete monument and continuing with the margin of said Lane, northwardly 42.8 feet to a point in the center line of Mill Creek; thence with the center of said Creek N82°13'W, 620.9 feet to a point; thence southwardly, passing a concrete monument at 44 feet, in all 328 feet to a concrete monument in the north line of said N.C. & St. L. Railroad right of way; thence with the north line of said right of way, eastwardly 575.9 feet to the beginning, containing 4.087 acres.
>
> Being the same property conveyed to William Thomas Harper, by deed from Buford L. Huddleston of record in Book 5153, Page 420, Register's Office for Davidson County, Tennessee. The said William Thomas Harper having since died and the property is vested in Roberta Ann Harper by the Will of record in Will Book 150, Page 534, Probate Court for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is improved property known as 431 E. Thompson Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thelma M. Jones and Jeffrey D. Jones, DBA The Dairy King Company, their heirs and assigns forever; and I, Roberta Ann Harper, unmarried do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

7.7.8 7.7.

IDENTIFICATION REFERENCE

JAN 21 10 AM 93

DAVIDSON COUNTY

Witness my hand this the 17th day of January, 1992.

Roberta Ann Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roberta Ann Harper, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

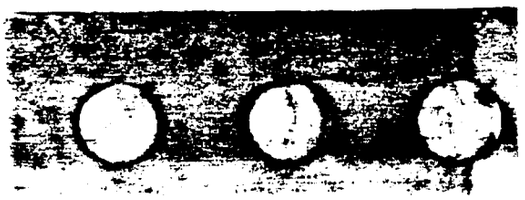
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 200,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of January, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93



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 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

CAMT 200000.00

CON TX 740.00

PRFEE 1.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] BANK 6.00

TOTAL 747.00

CHECK 747.00

01/21/92 01 10:43 0001 8237

7.7.8.7.7.

IDENTIFICATION REFERENCE

JAN 21 10 42 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 494091