Box 41

SPECIAL WARRANTY DEED

BOOK 8625 PAGE 674

FROM: Third National Bank in Nashville, Grantor

TO: Spardee's Restaurants, Inc., Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
203 East Main Street Spartanburg, SC 29319		148-190
		Field Book Numbers
	Owner	05DU 01297

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thirty-One Thousand One Hundred Fifty Dollars ($231,150.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of May, 1992.

Notary Public

My Commission Expires: 3-27-93

FOR AND IN CONSIDERATION OF the sum of Two Hundred Thirty-One Thousand One Hundred Fifty and No/100 Dollars ($231,150.00), the receipt and sufficiency of which are hereby acknowledged, Third National Bank in Nashville, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Spardee's Restaurants, Inc., Grantee, its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being a tract of land located on Haywood Lane at Bakertown Road in the 5th Civil District of Metropolitan Nashville and Davidson County, Tennessee and being known as Reserve Parcel B-1 of the Revised Plat of Reserved Parcel B, Haywood Development as recorded in Plat Book 5050, page 79, R.O.D.C., TN. and as 110 Haywood Lane, and being more particularly described as following:

Beginning at an iron rod located in the westerly right of way margin of Haywood Lane at the terminus of a radius return from the southerly right of way margin of Bakertown Road;

Thence, following the westerly right of way of Haywood Lane South 69° 29' 23" West for a distance of 135.00 feet to an iron rod;

Thence, leaving said road margin and following the northerly boundary of Lot 3 of the Revised Plat of Reserve Parcel B, Haywood Development, North 25° 26' 26" West for a distance of 354.00 feet to an iron rod;

Thence, North 40° 26' 24" East for a distance of 100.00 feet to an iron rod located in the southerly right of way margin of Bakertown Road;

Thence, following said road margin South 49° 33' 36" East for a distance of 85.00 feet to an iron rod in concrete;

Thence, with a curve to the right having a central angle of 33° 30' 00", a radius of 523.20 feet for an arc distance of 350.91 feet and a cord of South 32° 48' 36" East, 301.58 feet to an iron rod;

Thence, South 16° 03' 36" East for a distance of 7.38 feet to an iron rod;

Thence, with a curve to the right having a central angle of 85° 32' 59", a radius of 27.02 feet for an arc distance of 40.34 feet and a cord of South 26° 42' 54" West, 36.70 feet to the point of beginning.

Tract contains 58,466.944 square feet or 1.342 acres more or less according to a survey by James M. Naive T.R.L.S. #819, dated November 1, 1991.

Being part of the same property conveyed to Third National Bank in Nashville by deed from J. Marvin Hopper and wife, Anita S. Hopper, of record in Book 8189, page 757, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 110 Haywood Lane, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto and the easements which are reserved hereafter.

Grantor hereby reserves unto itself, as well as it successors and assigns, the following easements across the above-described property:

(1) An easement for the erection, display and maintenance of a sign in the southeast corner of the property in the approximate area indicated by the cross-hatching contained on the survey which is attached hereto as Exhibit B (the "Sign Easement"). The exact placement and specifications of any proposed sign shall require the prior written approval of Grantee, which will not be unreasonably withheld or delayed; and

(2) An easement ten (10) feet in width beginning at the Sign Easement and running in a northwesterly direction along and parallel to the eastern boundary of the property which is adjacent to Bakertown Road and ending at the northwesterly boundary line of the property, as shown on Exhibit B. The purpose of this easement is to allow the installation, operation and maintenance of electrical cable for the purpose of providing electricity for the illumination of the sign to be located within the Sign Easement.

Grantor shall be allowed reasonable access across the property for the purpose of installing and maintaining the electrical cable and sign. In the event Grantee's property is disturbed by Grantor's utilization of the easements, Grantor agrees to restore the property in a reasonable time and manner.

The easements reserved herein shall run with the land and shall be for the benefit of Grantor, its successors, and assigns.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title

to the said land to the said Grantee, its successors and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 13 day of May, 1992.

THIRD NATIONAL BANK IN NASHVILLE

By: L. A. [illegible]

Title: V. P.

By: Nina N Vowell

Title: AVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Lynn H. Vandergriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 13 day of May, 1992.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Nina N. Vowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Assistant Vice President (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that s/he as such Asst. Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by herself as Asst. Vice President

Witness my hand and seal, at Office in Nashville, this 13 day of May, 1992.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-27-93

4904J/05-08-92

EXHIBIT A

1. Taxes for 1992.

2. All matters shown on plan of record in Book 5050, page 79, said Register's Office.

3. All matters shown on survey of Allman Engineering dated November 1, 1991.

10107

IDENTIF. TREFERENCE

MAY 13 3 03 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

6567 05/13 0101 03CHECK 874.07

4904J/05-08-92

BOOK 8625 PAGE 679

SURVEYORS NOTES

1. THIS IS A CLASS "A" URBAN LAND SURVEY.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AS BUILT INFORMATION FURNISHED BY THE APPROPRIATE GOVERNING AGENCY TIED TO FIELD LOCATED SURFACE FEATURES.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT FOR HAYWOOD DEVELOPMENT AS RECORDED IN PLAT BOOK 5050 PAGE 79 R.O.D.C. TN.
4. NO TITLE REPORT FURNISHED TO THIS SURVEYOR THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.

SURVEYORS DESCRIPTION

BEING A TRACT OF LAND LOCATED ON HAYWOOD LANE AT BAKERTOWN ROAD IN THE 5TH CIVIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND BEING KNOWN AS RESERVE PARCEL B-1 OF THE REVISED PLAT OF RESERVED PARCEL B HAYWOOD DEVELOPMENT AS RECORDED IN PLAT BOOK 5050, PAGE 79 R.O.D.C. TN. AND AS 110 HAYWOOD LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD LOCATED IN THE WESTERLY RIGHT OF WAY MARGIN OF HAYWOOD LANE AT THE TERMINUS OF A RADIUS RETURN FROM THE SOUTHERLY RIGHT OF WAY MARGIN OF BAKERTOWN ROAD.

THENCE FOLLOWING THE WESTERLY RIGHT OF WAY OF HAYWOOD LANE SOUTH 69° 29' 23" WEST FOR A DISTANCE OF 135.00 FEET TO AN IRON ROD.

THENCE LEAVING SAID ROAD MARGIN AND FOLLOWING THE NORTHERLY BOUNDARY OF LOT 3 OF THE REVISED PLAT OF RESERVE PARCEL B HAYWOOD DEVELOPMENT, NORTH 25° 26' 26" WEST FOR A DISTANCE OF 354.00 FEET TO AN IRON ROD.

THENCE NORTH 40° 26' 24" EAST FOR A DISTANCE OF 100.00 FEET TO AN IRON ROD LOCATED IN THE SOUTHERLY RIGHT OF WAY MARGIN OF BAKERTOWN ROAD.

THENCE FOLLOWING SAID ROAD MARGIN SOUTH 49° 33' 36" EAST FOR A DISTANCE OF 85.00 FEET TO AN IRON ROD IN CONCRETE.

THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33° 30' 00", A RADIUS OF 523.20 FEET FOR AN ARC DISTANCE OF 350.91 FEET AND A CORD OF SOUTH 32° 48' 36" EAST 301.58 FEET TO AN IRON ROD.

THENCE SOUTH 16° 03' 36" EAST FOR A DISTANCE OF 7.38 FEET TO AN IRON ROD.

THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 85° 32' 59", A RADIUS OF 27.02 FEET FOR AN ARC DISTANCE OF 40.34 FEET AND A CORD OF SOUTH 26° 42' 54" WEST 36.70 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 58,466.944 SQUARE FEET OR 1.342 ACRES MORE OR LESS ACCORDING TO A SURVEY BY JAMES M. HAWE T.R.L.S. #818

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THIS IS A CLASS "A" URBAN LAND SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1/7500 AS SHOWN HEREON.

BY _____ DATE _____

BY AMERICAN SURVEY 3315 ANSBORO DR NASHVILLE TENNESSEE

AREA
TRACT CONTAINS
58,466.9441 SQ. FT.
OR
1.342 ACRES ±

BOUNDARY SURVEY
OF
RESERVE PARCEL B-1
HAYWOOD DEVELOPMENT
PLAT BOOK 5050 PAGE 79 R.O.D.C., TN.
110 HAYWOOD LANE – 5th CIVIL DISTRICT
METROPOLITAN NASHVILLE AND
DAVIDSON COUNTY, TENNESSEE

FOR: SPARTAN FOODS

ALLMON ENGINEERING
363 NASH AVENUE
COOKEVILLE TENNESSEE 38501

SITE AND UTILITIES PLAN
SPARTAN FOOD SYSTEMS – HARDEE'S NO 2
SOUTH WILLOW AVENUE AT FORTUNA DRIVE
COOKEVILLE TENNESSEE

DATE	Number	By
DRAFTER		lpn
CHECKER		DDA
DESIGNER		DDA
	REVISIONS	

C-1

EXHIBIT "B"

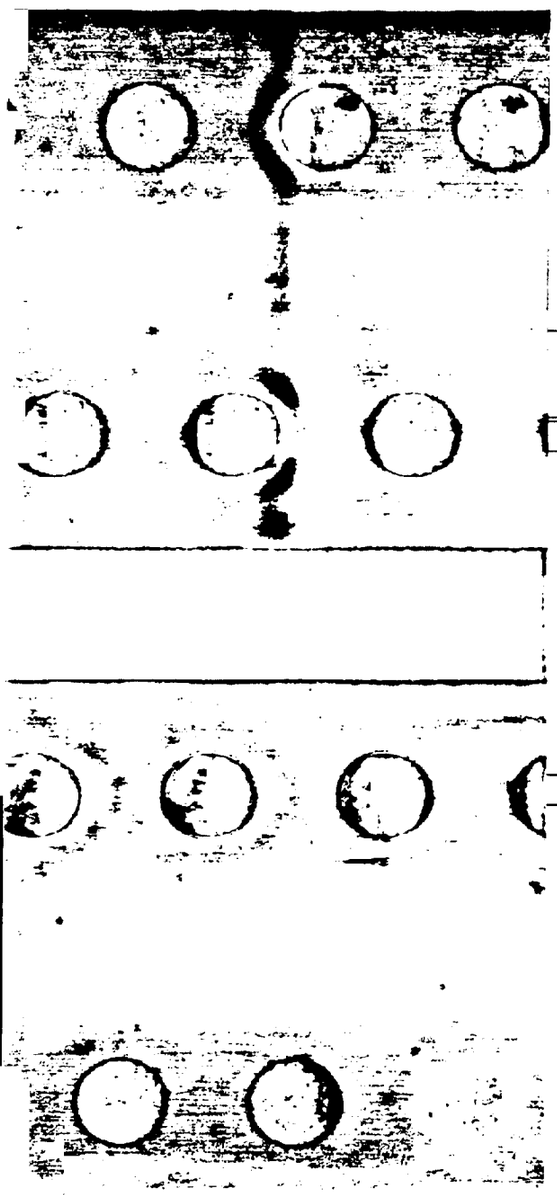
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8625 PAGE 680

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 231150.00
CON TX 855.07
PRFEE 1.00
WDEED 18.00
TOTAL 874.07
CHECK 874.07

05/13/92 01 15:01 0001 6567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:0107.

IDENTIF. REFERENCE

MAY 13 3 03 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530778