WARRANTY DEED

Box 49

LTIC FILE NUMBER: 92-14971
THIS INSTRUMENT PREPARED BY:
LAWYERS TITLE INSURANCE CORPORATION, STUART JONES, ATTORNEY
424 CHURCH STREET, SUITE 200, NASHVILLE, TENNESSEE 37219-2302 BOOK 8652 PAGE 944

ADDRESS NEW OWNER(S) AS FOLLOWS:

Spardee's Restaurants, Inc.

203 East Main Street

Spartanburg, South Carolina 29301

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF March 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires Nov. 29, 1994

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Send Tax Bills To:

Spardee's Restaurants, Inc.

203 East Main Street

Spartanburg, SC 29301

Map-Parcel Numbers:

149-8-59

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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, James E. Clark and wife, Betty C. Clark, and Jerry R. Page and wife, Beverly S. Page HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Spardee's Restaurants, Inc.

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:

LAND in Davidson County, Tennessee, being Lot No. 1, on the plan of Re-subdivision of Eze-San Commercial P.U.D., as shown on plat of record in Plat Book 6200, Page 163, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to James E. Clark and wife, Betty C. Clark, and Jerry R. Page and wife, Beverly S. Page, by Deed of Record in Book 6214, page 594 and in Book 6292, page 823, Register's Office for Davidson County, Tennessee.

IDENTIF. TREFERENCE

JUN 16 10 14 AM '92

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

1735 06/16 0101 03CHECK 1006.00

This conveyance is made subject to the following:

Sewer Easement of record in Book 4207, page 43.
Restrictions shown on Plat recorded in Book 6200, page 163.
Easement(s) and Building setback(s) as shown on Plat recorded in Book 6200, page 163.

It is not the intention of the Grantor(s) herein to reimpose said Restrictions.

unimproved (__)
This is improved (XX) property known as: 2566 Murfreesboro Road
Nashville, Tennessee

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 our hands this 19th day of March, 1992

James E. Clark

Jerry R. Page

Betty C. Clark

Beverly S. Page

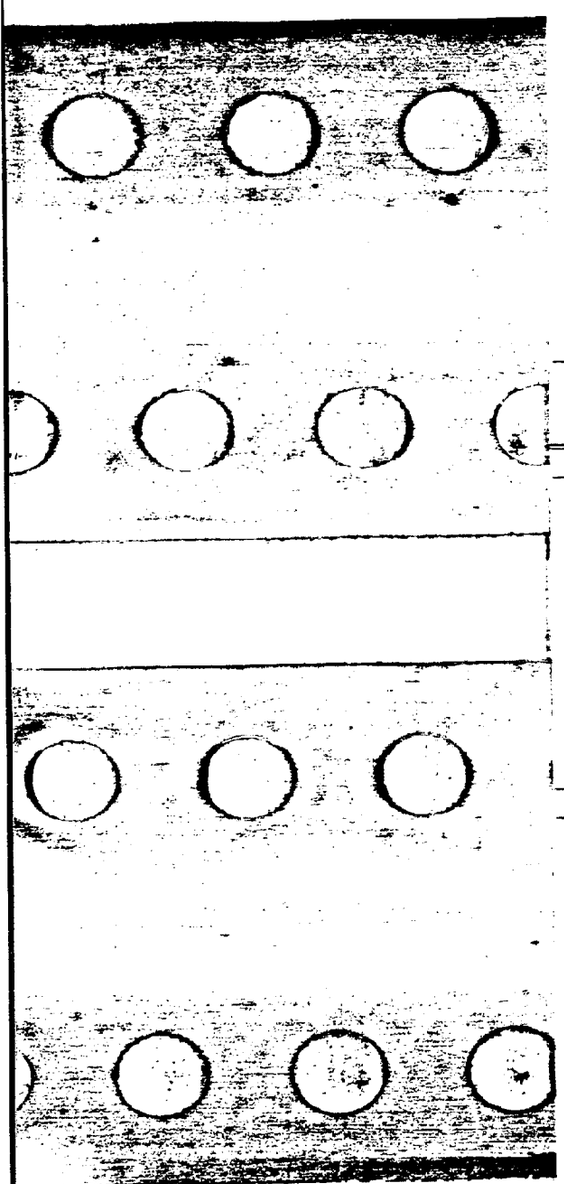
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James E. Clark and wife, Betty C. Clark, and Jerry R. Page and wife, Beverly S. Page, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville on this the 19th day of March, 1992.

My Commission Expires My Commission Expires Nov. 26, 1994

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 946

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 270000.00
CON TX 999.00
PRFEE 1.00
WDEED 6.00
TOTAL 1006.00
CHECK 1006.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1735

I 9 7 5 7

IDENTIF. TREFERENCE

JUN 16 10 14 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541480