1324.60
13

(2)

This Instrument Prepared By:
John M. Kantner
Bob Evans Farms, Inc.
3776 South High Street
Columbus, Ohio 43207

BOOK 8960 PAGE 298

New and Address of New Owner:	Send Tax Bills to:	Tax and Parcel Number:
The Krystal Company	Same	026-01-136
The Krystal Building		
Chattanooga, TN 37402		
Attn: Real Estate Dept.		

DEED

FOR AND IN CONSIDERATION of the exchange of certain real estate between the parties hereto and other good and valuable consideration, the receipt and legal sufficiency of which are acknowledged, **BOB EVANS FARMS, INC.**, an Ohio corporation ("Grantor") hereby bargains, sells, transfers and conveys to **THE KRYSTAL COMPANY**, a Tennessee corporation ("Grantee") the following described property in Davidson County, Tennessee:

> Lot 3 on the plan of Resubdivision of Lots I and II, Section Twelve, Northgate Park as shown on plat of record in Plat Book 6900, Page 197 in the Register's Office of Davidson County, Tennessee.
>
> **REFERENCE** for prior title is made to deed to Grantor recorded in Book 8030, Page 107, aforesaid records.
>
> **SUBJECT TO** all matters set forth in deed to Grantor recorded in Book 8030, Page 107, aforesaid records.
>
> **SUBJECT TO** taxes for 1993, not yet due and payable.
>
> The legal description in this deed is based upon the legal description in the prior deed in the chain of title.

TO HAVE AND TO HOLD unto Grantee, its successors or assigns, forever in fee simple. Grantor warrants that it is lawfully seized and possessed of the property conveyed herein, has full power and lawful authority to sell and convey the same, that the title thereto is clear, free and unencumbered except as provided herein and that Grantor will warrant and defend the title against the claims of all parties except as provided herein.

97941 1

92-18024 GR Box 49

IN WITNESS WHEREOF, Grantor has executed this Deed through its duly authorized officer to be effective as of the 25TH day of May, 1993.

BOB EVANS FARMS, INC.

By: Howard J. Berry
Title: Group Vice President

STATE OF OHIO)
COUNTY OF Franklin)

Before me, a notary public in and for the state and county aforesaid, personally appeared Howard J. Berry, to me known (or proved to me on the basis of satisfactory evidence) to be the Group Vice President of **BOB EVANS FARMS, INC.**, the within named bargainor, an Ohio corporation, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of such corporation in his capacity as Group Vice President

WITNESS my hand and seal at office this 24th day of MAY, 1993.

John M. Kantner
Notary Public
My Commission Expires:

JOHN M. KANTNER, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property conveyed, whichever is greater, is $358,000.00, which amount is equal to or greater than the amount which the property conveyed would command at a fair and voluntary sale.

Sworn to and subscribed before me this 25th day of May, 1993.

Notary Public
My Commission Expires:

My Commission ... 23 ...

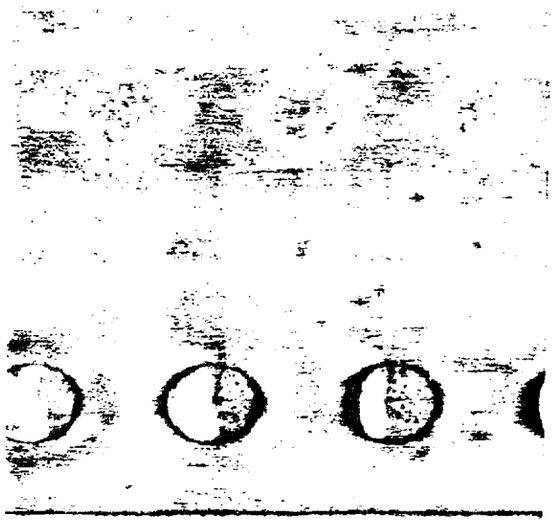
THE KRYSTAL COMPANY

By: O. Thomas Kiff as Agent
Title:

23607

TRANSFERRED FOR REFERENCE
MAY 25 3 30 PM '93
DAVIDSON COUNTY, TN

7507 05/26 0101 03CHECK 1333.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

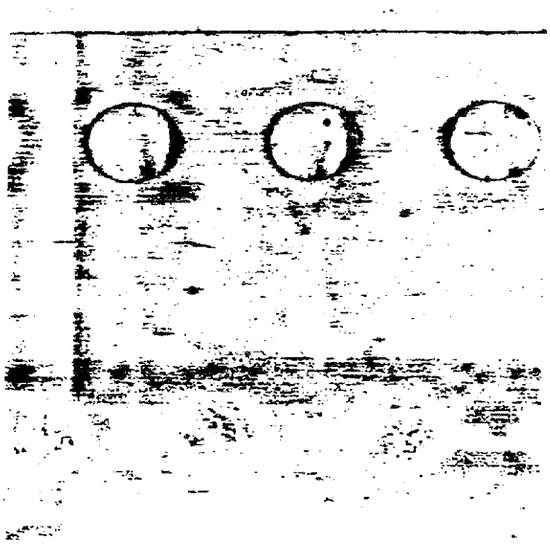
RECEIVED OF _____

FOR _____

BOOK 8960 PAGE 300

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 358000.00
CON TX 1324.60
PRFEE 1.00
[illegible]BANK 8.00
TOTAL 1333.60
CHECK 1333.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

23607

IDENTIFICATION REFERENCE

MAY 26 3 38 PM '93

05/26/93 01 15:39 0001 7507

DAVIDSON COUNTY, TN

No. 655532