Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Robert G. and Letitia S. Cole 1201 Gallatin Road Nashville, TN 37206	Same	83-1-294

This instrument prepared by: Krispy Kreme Doughnut Corporation, P. O. Box 83, Winston-Salem, North Carolina 27102-0083

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Krispy Kreme Doughnut Corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Robert G. Cole and wife Letitia S. Cole (together, the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1075.50

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me this 29th day of April, 1994.

Notary Public
My commission expires: 1-22-95

94 APR 29 PM 2:52

MAIL ENV.

44531
IDENTIFICATION REFERENCE

1. Real estate taxes for the current year which have been prorated between the parties.

2. A perpetual easement granted the City of Nashville by The Penn Mutual Life Insurance Company, in and to that portion of the premises adjacent on the east to the right-of-way of the Gallatin Pike, necessary for the purpose of constructing, maintaining and operating such cuts and/or fills thereon as may be necessary in the construction, maintenance and operation of a sidewalk upon said right-of-way to the grade of the curb of said highway, as widened, as set out in an instrument of record in Book 1018, page 308, Register's Office for Davidson County, Tennessee.

3. All other easements and restrictions of record.

This is improved property, known as **1201 Gallatin 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 Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever, subject to the encumbrances set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of April, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.,

KRISPY KREME DOUGHNUT CORPORATION

By: _____
Phillip M. Armstrong, Vice President

\sajagts\36

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

PERSONALLY appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip M. Armstrong with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of KRISPY KREME DOUGHNUT CORPORATION, a North Carolina corporation, the within bargainor, and that he as such officer of KRISPY KREME DOUGHNUT CORPORATION, being authorized so to do, executed the foregoing document for the purpose therein contained by signing the same of the corporation and attesting thereto.

WITNESS my hand and sale at office in Winston-Salem, North Carolina, this 28th day of April, 1994.

Teresa B. Jarnagin
Notary Public

My Commission Expires: 8-18-95

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
TERESA B. JARNAGIN
My Comm. Exp. 8-18-95

EXHIBIT A

Land in Davidson County, Tennessee,

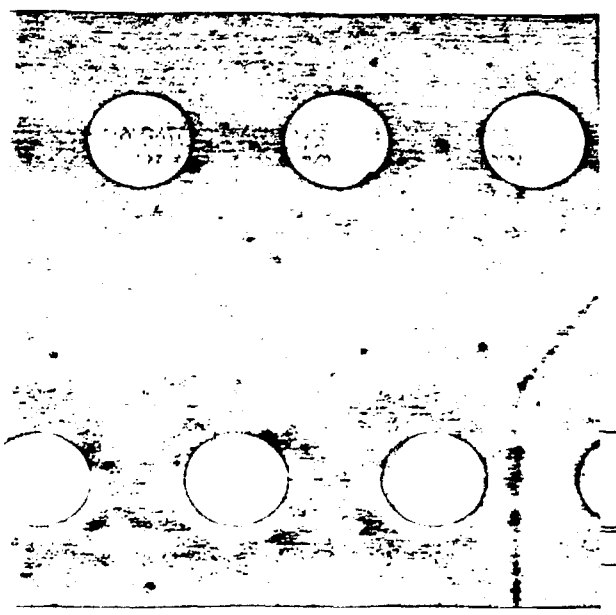
Being the eastern part of Lot No. 1, Lot 2, and the westerly 61 feet of Lot No. 3 on the Plan of Young Wilhoite's Subdivision of part of the Douglas Property, as of record in Book 332, page 108, Register's Office for said County, also being part of Block "A" in Young Wilhoite's Revised Plan of Douglas Property, as of record in Book 421, page 20, said Register's Office, described as follows:

Beginning at a point in the north margin of Greenwood Avenue 6 feet east of the original line of the Gallatin Pike as established by said plan, being the southeast corner of a strip of ground 6 x 174 feet conveyed to the City of Nashville, by the Penn Mutual Life Insurance Company, by deed of record in Book 1018, page 308, Register's Office for said County, thence northwardly with said 6 x 174 foot strip, 174.0 feet, to the southerly margin of an alley; thence with margin of said alley easterly 234.7 feet to a point 39 feet west of the common corner of Lots 3 and 4; thence south 174.19 feet to the north margin of Greenwood Avenue at a point 39 feet west of the common corner of Lots 3 and 4, thence with margin of said avenue, west 230.0 feet .to the point of beginning.

Being the same property conveyed to Tennessee Doughnut Corporation by deed from Krispy Kreme Doughnut Company, of record in Book 2963, page 197, and by deed from Russell T. Martin, Hubert Y. Spears and Charles Carrigan, Trustees of Eastland Baptist Church, of record in Book 4726, page 105, said Register's Office.

Being the same Property description according to a survey performed by James A. Hamilton, Jr., Surveyor, dated August 19, 1982.

Being the same property conveyed to Krispy Kreme Doughnut Corporation by deed recorded in book 5933, page 332.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

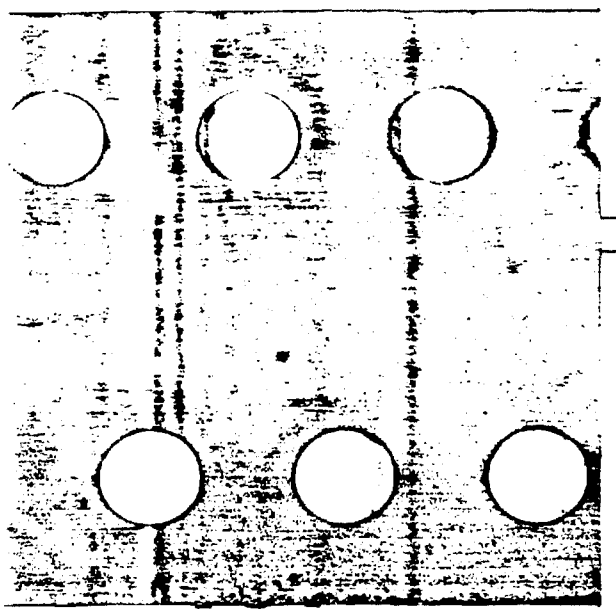
RECEIVED OF _____

FOR _____

BOOK 9328 PAGE 24

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
285000.00
CON TX 1054.50
PRFEE 1.00
WDEED 20.00
TOTAL 1075.50
CHECK 1075.50

04/29/94 01 14:53 0001 0021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44531

IDENTIFICATION REFERENCE

94 APR 29 PM 2:52

FILED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 785125