73-23524 CR Box 4:

BOOK 9370 PAGE 101

QUITCLAIM DEED

FROM: THIRD NATIONAL BANK IN NASHVILLE, GRANTOR

TO: KRISPY KREME DOUGHNUT CORPORATION, GRANTEE

This instrument was prepared by:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday
Nineteenth Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Krispy Kreme Doughnut Corporation
P. O. Box 83
725 Miller Street
Winston-Salem, NC 27102

Send Tax Bills To:

Same

Map-Parcel Numbers

34-2-47.00

Field Book Numbers
10D 39820

94 JUN -3 PM 3:42
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

58160

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--0-- Dollars.

Affiant

Sworn to and subscribed before me, this 31st day of June, 1994.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-25-95

FOR AND IN CONSIDERATION OF the sum of No Dollars ($--0--), THIRD NATIONAL BANK IN NASHVILLE ("Grantor") has bargained and sold, and by these presents

does transfer, quitclaim and convey unto KRISPY KREME DOUGHNUT CORPORATION, its successors and assigns ("Grantee"), all of Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property, known as 1851 Gallatin Road, Nashville, Tennessee.

Executed this 3rd day of JUNE, 1994.

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: VP

THIRD NATIONAL BANK IN NASHVILLE

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Nina Miller, a Notary Public of said County and State, personally appeared Lynn A. Vanderpool, 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 First National Bank, the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 31st day of June, 1994.

Nina Miller
Notary Public

My Commission Expires: 3-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2953 06/06 0101 03CHECK 16.00

Before me, C. Thomas Kirk, Jr., a Notary Public of said County and State, personally appeared William L. Fusco, 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-Pres. (or other officer authorized to execute the instrument) of Third National Bank, the within named bargainor, a corporation, and that he as such Vice Pres. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-Pres.

Witness my hand and seal, at Office in Nashville, this 6th day of June, 1994.

C. Thomas Kirk
Notary Public

My Commission Expires: [illegible]

My Commission Expires Nov. 26, 1994

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the Second Civil District, formerly the Tenth Civil District, of Metropolitan Nashville and Davidson County, Tennessee, said tract being all and the same property described on the warranty deed of record in Book 6261, Page 672, R.O.D.C., Tennessee, said tract being more fully described as follows:

Beginning at an iron pin set in the east margin of Gallatin Pike, said point being the southwest corner of Lot No. 1 of Shepherd Hills Section No. 1 as recorded in Book 2331, Page 40, R.O.D.C., Tennessee, and proceeding as follows:

1. Along the south boundary of said Lot 1, S27°02'10"E, a distance of 257.11 feet (formerly a record course and distance of S26°58'E, a distance of 266.0 feet to an existing iron pin, said iron pin being the northeast corner of the herein-described property; thence,

2. S48°10'30"W, a distance of 186.15 feet (formerly a record course and distance of S46°09'W, a distance of 185.98 feet) to an existing iron pin in the north margin of Cude Lane; thence,

3. Along said margin of Cude Lane, N45°26'10"W, a distance of 250.25 feet (formerly a record course and distance of N45°28'W, a distance of 250.0 feet) to an existing concrete monument in the east margin of Gallatin Pike; thence,

4. Along the margin of Gallatin Pike in a northeasterly direction and a curve to the right, having a radius of 1845.86 feet (formerly a record radius of 1909.86 feet), a distance of 267.78 feet to the point of beginning, containing an area of 57,407 square feet (1.3179 acres), more or less, said curve has a chord bearing and distance of N48°25'24"E, 267.55 feet.

Being the same property conveyed to Third National Bank in Nashville by deed from Exxon Corporation of record in Book 6261, Page 672, Register's Office for Davidson County, Tennessee.