BOOK 9371 PAGE 639

58618

IDENTIFICATION REFERENCE

94 JUN -7 PM 3:02

DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER and
SEND TAX BILLS:
GENERAL MILLS RESTAURANTS, INC.
1751 Directors Row
Orlando, Florida 32809

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

PICK-UP

MAP PARCEL NUMBER
34-2-49 p/o

WARRANTY DEED

3476 06/07 0101 03CHECK 3376.40

FOR AND IN CONSIDERATION of the sum of Nine Hundred Six Thousand Eight Hundred Sixty Five Dollars and Ten ($906,865.10) Cents, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, G.C. FAULKNER, SUE MARTIN, BERYLE HENSHAW, DAVID JEFFERSON, BILL GIBBS, MARSHA MORLEY, KEN HENSHAW and EDWARD McDONALD, TRUSTEES of GOOD SHEPHERD UNITED METHODIST CHURCH, hereinafter called the GRANTOR, have this day bargained and sold and by these presents do transfer and convey to GENERAL MILLS RESTAURANTS, INC., a Florida Corporation, hereinafter called the GRANTEE, and its successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot 1 on the Resubdivision of Lots 1 and 2, Shepherd Hills, Section 1 as shown on Plat of record in Plat Book 7900, Page 709, Register's Office for Davidson County, Tennessee. Said Lot is described as follows:

Commencing at an iron rod in the intersection of the southerly margin of Gallatin Pike with the westerly margin of Shepherd Hills Drive, said point being the northeasterly corner of Lot 2 Shepherd Hills Section No. 1 of record in Plat Book 2331, Page 46, Register's Office for Davidson County, Tennessee;

Thence, leaving Gallatin Pike along the westerly margin of Shepherd Hills Drive, S 27 deg. 40 min. 16 sec. E, a distance of 228.69 feet to an iron rod marking the point of beginning;

Thence, along said road, S 27 deg. 40 min. 16 sec. E, a distance of 112.39 feet to a point;

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Thence, along said margin, along a curve to the left having a central angle of 08 deg. 06 min. 31 sec., a radius of 449.44 feet, a tangent of 31.86 feet, a length of 63.61 feet and a chord which bears S 36 deg. 28 min. 56 sec. E, a distance 63.55 feet to an iron rod;

Thence, leaving said margin S 53 deg. 41 min. 26 sec. W, a distance of 154.60 feet to an iron rod;

Thence, S 68 deg. 52 min. 53 sec. W, a distance of 91.60 feet to an iron rod;

Thence, S 64 deg. 23 min. 00 sec. W, a distance of 66.90 feet to an iron rod;

Thence, N 27 deg. 17 min. 31 sec. W, a distance of 369.66 feet to an iron rod in the southerly margin of Gallatin Pike;

Thence, along said margin along a curve to the right having a central angle of 02 deg. 19 min. 21 sec., having a radius of 1909.86 feet, a tangent of 38.71 feet, a length of 77.42 feet and a chord which bears N 53 deg. 08 min. 11 sec. E for a distance of 77.41 feet to an iron rod;

Thence, N 54 deg. 12 min. 25 sec. E a distance of 94.58 feet to an iron rod;

Thence, leaving said road, S 30 deg. 25 min. 18 sec. E, a distance of 229.00 feet to an iron rod;

Thence, N 53 deg. 10 min. 48 sec. E, a distance of 119.00 feet to the point of beginning and containing 90,686.51 square feet or 2.08 acres of land more or less.

Being part of the same property conveyed to G.C. Faulkner, Sue Martin, Beryle Henshaw, David Jefferson, Bill Gibbs, Marsha Morley, Ken Henshaw, Edward McDonald and Carl Sumruld, Trustees of Good Shepherd United Methodist Church by deed of record in Book 9290, Page 159, Register's Office for Davidson County, Tennessee. Carl Sumruld is no longer an active Trustee of said Church.

Said property is sold subject to all matters shown on the above referenced plat.

RESERVATION OF EASEMENT FOR SEWER LINE:

Grantor retains the right and non-exclusive easement to utilize, maintain and/or repair a twenty foot (20') private sewer easement located on the property conveyed. The proposed location of said easement is shown on the Plat of record in Book 7900, Page 709, Register's Office for Davidson County, Tennessee. If the sewer line shown on said plat shall be constructed by others than Grantor, Grantor shall have the right to access the line that may be constructed, including

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the right to tie into the proposed manhole as shown on the above referenced plat. If said line is not installed by others, Grantor and its assigns shall have the right within sixty (60) days from the date hereof to develop and construct a sewer line in the said easement to serve its remaining property in such size as it chooses. Grantor, its successors and assigns, at its sole cost and expense shall be responsible for the repair and maintenance of the private sewer line. Any work performed by Grantor and its assigns shall be performed in a manner that causes as little interference with the property as is reasonably possible. Grantor and its assigns agree to indemnify and hold Grantee harmless from and against any and all liability for loss or damage to the property or person arising from the utilization, maintenance or repair of said private sewer line by Grantor, its agents and assigns, and Grantor and its assigns agree to promptly restore the property to the original condition it was in immediately prior to any such utilization, maintenance or repair in the event the property is damaged. In the event that the private sewer line is permanently removed or in the event that said line is dedicated to a municipality, this easement shall automatically terminate. The easement and covenants as set forth above shall be deemed to run with the land.

RESTRICTION ON REMAINING PROPERTY OF GRANTOR:

Grantor, for the benefit of the premises conveyed herein,and for ten ($10.00) dollars and other good and valuable consideration, does hereby establish the following restriction as a burden against Grantor's remaining property, to wit: The Remaining Property of Grantor shall not be used for any church related activities or purposes for the period beginning on the date of recording of this deed and ending on the earlier of (i) the day after the Grantee has opened a restaurant for business on the premises, or (ii) two (2) years after the date of recording of this deed. The property subject to said restriction is described as follows:

Being Lot Number 2 on the Resubdivision of Lots 1 and 2, Shepherd Hills, Section 1, as shown on the Plat of record in Plat Book 7900, Page 709, Register's Office for Davidson County, Tennessee. Reference to said Plat is hereby made for a more detailed description of said lot.

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Being part of the same property conveyed to Carl Sumruld, G.C. Faulkner, Sue Martin, Beryle Henshaw, David Jefferson, Bill Gibbs, Marsha Morley, Ken Henshaw and Edward McDonald, Trustees of Good Shepherd United Methodist Church by deed of record in Book 9290, Page 159, Register's Office for Davidson County, Tennessee.

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

AND THE GRANTOR covenants with the GRANTEE that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to the GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

Executed on this the 7th day of June, 1994.

GOOD SHEPHERD UNITED METHODIST CHURCH

G. C. Faulkner
TRUSTEE

Beryle C. Henshaw
TRUSTEE

Kenneth Henshaw
TRUSTEE

David A. Jefferson Ph.D.
TRUSTEE

Marsha A. Morley
TRUSTEE

Sue T. Martin
TRUSTEE

Ed McDonald
TRUSTEE

Cumberland District Superintendent
Dr. Elijah McGee

William P. Gibbs Jr.
TRUSTEE

W. ALLEN WELLER, Minister

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ATTORNEYS AT LAW
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HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, G.C.FAULKNER, KENNETH HENSHAW, MARSHA MORLEY, BERYLE C. HENSHAW, DAVID A. JEFFERSON, SUE MARTIN, WILLIAM P. GIBBS, JR., and EDWARD McDONALD , Trustees of Good Shepherd United Methodist Church, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and in the capacity therein stated.

Witness my hand at office this 7th day of June 1994.

Carl H Oeda
NOTARY PUBLIC

My Commission Expires:
July 16, 1994

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Elijah E. McGee and W. Allen Weller, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and in the capacity therein stated.

Witness my hand at office this 7th day of June, 1994.

Carl H Oeda
NOTARY PUBLIC

My Commission Expires:
July 16, 1994

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $906,865.10.

Carl H Oeda
Affiant

Subscribed and sworn to before me this the 7th day of June, 1994.

Janette P. Oldham
Notary Public

My Commission Expires:
December 27, 1994

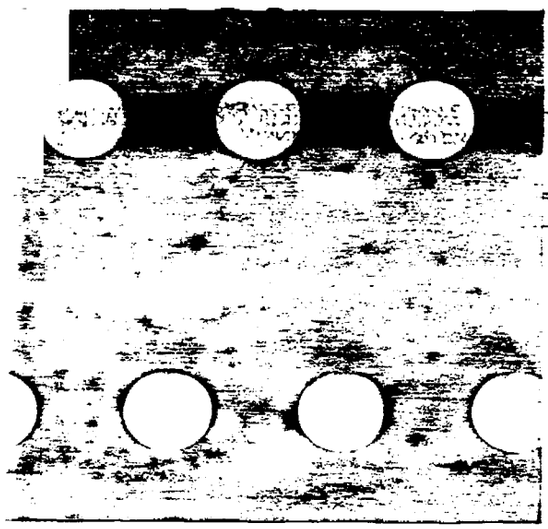
NOTARY PUBLIC SUMNER COUNTY, TENN.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

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

RECEIVED OF _____

FOR _____



BOOK 9371 PAGE 644

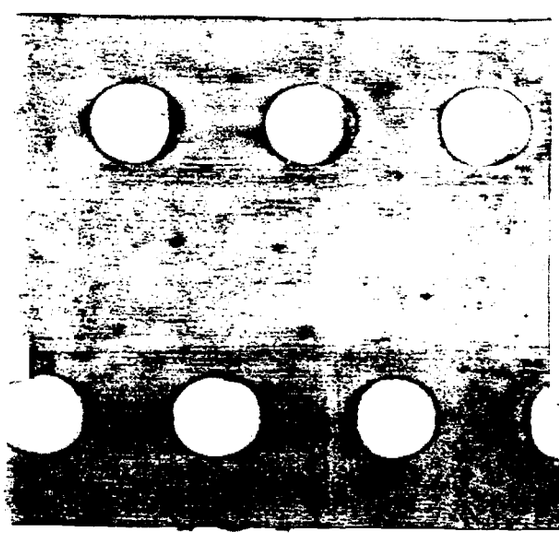
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
906865.10
CON TX 3355.40
PRFEE 1.00
WDEED 20.00
TOTAL 3376.40
CHECK 3376.40

06/07/94 01 15:05 0001 3476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



58618
IDENTIFICATION REFERENCE

94 JUN -7 PM 3:04
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 800244