This instrument prepared by:

Hardee's Food Systems, Inc.
Bank of America Tower, Suite 1200
100 N. Broadway
St. Louis, Missouri 63102
ATTN: Legal Department Paralegal

Davidson County DEEDWARRSP
Recvd: 11/14/11 14:17 5 pgs
Fees:28.00 Taxes:6038.40
20111114-0088848

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers:
Lackey Family Trust dated December 20, 1993 Attn: Betty Lackey, Trustee 968 Carson Drive Sunnyvale, CA 94086	Hardee's Food Systems, Inc. Attn: Legal Counsel 100 North Broadway, Suite 1200 St. Louis, MO 63102	026-093.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of One Million Six Hundred Thirty Two Thousand Dollars ($1,632,000) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Spardee's Realty, Inc., an Alabama corporation, whose mailing address is 100 N Broadway, Ste. 1200, St. Louis, MO 63102, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto Ronald W. Lackey and Betty Lackey, Trustee of the Lackey Family Trust dated December 20, 1993, whose mailing address is 968 Carson Drive, Sunnyvale, CA 94086, hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, within the corporate limits of the City of Goodlettsville being Lot No. 1 on the Plan of Northgate Park, Section Ten, as of record in Book 6200, page 82, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of South Cartwright Street, said point being the northeast corner of Parthenon, Inc.'s property of record in Book 5380, page 265, said Register's Office, and the southeast corner of the herein described property; thence with Parthenon, Inc.'s property South 74 deg. 06 min. 36 sec. West 315.63 feet to a point in the now being used northerly margin of the L & N Railroad right of way; thence North 12 deg. 30 min. 00 sec. West 208.29 feet to a point; thence North 77 deg. 30 min. 00 sec. East 20.00 feet to a point; thence North 12 deg. 30 min. 00 sec. West 28.13 feet to a point in the southerly margin of Long Hollow Pike; thence with said margin, North 77 deg. 34 min. 10 sec. East 79.78 feet to a point; thence continuing with said margin in an easterly direction along a curve having a radius of 2,006.79 feet, a distance of 173.48 feet to a point, which is located at the beginning of a curve; thence in a southeasterly direction around said curve, having a radius of 25.00 feet, a distance of 38.80 feet to a point in the westerly margin of South Cartwright Street; thence with said margin, South 16 deg. 55 min. 41 sec. East 193.25 feet to a point, which is the beginning of a curve; thence continuing with said margin along said curve, having a radius of 305.00 feet, a distance of 6.93 feet to the point of beginning, and containing 1.59 acres, more or less.

Being the same property conveyed to Spardee's Realty, Inc., from TW Services, Inc., by Warranty Deed of record in Book 8021, page 997, in the Register's Office for Davidson County, Tennessee.

EXCEPT THEREFROM; that portion thereof, containg +/- 2,258 square feet, described in that certain Petition for Condemnation filed November 29, 1995 in the Davidson Circuit Court, Clerk's Office, as Case 95C4027.

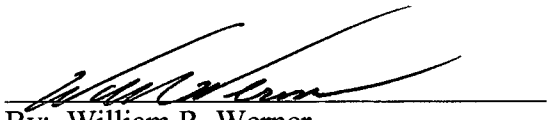
APPROVED
R.E. DEPT.
T-30-11
#150805

This is improved property, known as 400 S. Cartwright Street, Goodlettsville, TN.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. 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.

In Witness Whereof, the said Grantor has executed these presents the day and year first above written.

SPARDEE'S REALTY, INC.,
an Alabama corporation



By: William R. Werner
Title: Senior Vice President

NOTARY ACKNOWLEDGMENT

STATE OF MISSOURI

(SS)

CITY OF ST. LOUIS

On this 1st day of November, 2011, before me, appeared William R. Werner, to me personally known, who being by me duly sworn, did say that he is the Senior Vice President of Spardee's Realty, Inc., an Alabama corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said William R. Werner acknowledged said instrument to be the free act and deed of said corporation. He is personally known to me and did/did not take an oath.

In witness whereof, I hereunto set my hand and official seal.

Deborah A. Petersen

Notary Public *Notary

Seal*

Print Name Deborah A. Petersen

My commission expires: June 26, 2014

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DEBORAH A. PETERSEN
My Commission Expires
June 26, 2014
Jefferson County
Commission #10906164

PLEASE RETURN DOCUMENT TO:

First American Title Insurance Company
National Commercial Services
911 Main, Suite 2500, Kansas City, MO 64105
Attention: Karen Kaehler
FILE NO. 525000TNS

CONSIDERATION AFFIDAVIT

STATE OF MISSOURI)
CITY OF ST. LOUIS)

The actual consideration for this transfer or the value of the property, whichever is greater, is:

One Million Six Hundred Thirty Two Thousand Dollars ($1,632,000)

AFFIANT

SPARDEE'S REALTY, INC.
an Alabama corporation

By: _____
Name: William R. Werner
Title: Senior Vice President

Subscribed and sworn before me, this the
11th day of November, 2011

_____
Notary Public
Print Name Deborah A. Petersen

Notary Seal

My commission expires: June 26, 2014

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DEBORAH A. PETERSEN
My Commission Expires
June 26, 2014
Jefferson County
Commission #10906164

True Copy Certification

I, Sheryl A Snook, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheryl A Snook
Signature

State of Missouri

County of Jackson

Personally appeared before me, [~~Name of Notary~~ Karen Keehler], a notary public for this county and state, [~~name of person making certification~~ Sheryl Snook] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen L Keehler
Notary's Signature

My Commission Expires: 9-7-2014
Notary' Seal (if on paper)

KAREN L. KEEHLER
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 9-7-2014
Commission #10926782