

SPECIAL WARRANTY DEED

For True Consideration See Affidavit
Book 39 Page 1562

FILED
GREENVILLE CO. S.C.

MAY 9 5 01 PM '77

701 Cherry St.
Chattanooga, Tenn.

KNOW ALL MEN BY THESE PRESENTS:

THAT OMNI DEVELOPMENTS, INC., a Georgia corporation

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto

THE KRYSTAL COMPANY, a Tennessee corporation of Chattanooga,

Tennessee, Grantee, the following real property and premises, situate in

the County of Greenville, State of South Carolina,

to wit:

All that piece, parcel, or lot of land, situated in the City of Greenville, County of Greenville, State of South Carolina, at the intersection of Augusta Road (also known as U.S. Highway 25) and Grove Road (also known as S.C. Highway 20), and containing 0.83 acre, more or less, being also shown on Greenville Tax Map 218, Block 1, Lot 3, and having the following metes and bounds to wit:

- 519 - 218 - 1 - 3

Beginning at an iron pin (new) on the southern right-of-way of Augusta Road, said right-of-way being 33 feet from the centerline of the road, said new iron pin also being a corner with the lands now owned by Geraldine Craine, thence with the Craine line S45-05-50W 173.4 feet to an old iron fence post, said old iron fence post being a corner with the lands now owned by the City of Greenville; thence with the Greenville line N43-58-19W 211.26 feet to an old iron pin of the eastern right-of-way of Grove Road, said right-of-way being 30 feet from the center line of the road; thence with the right-of-way of Grove Road N49-20-42E 173.31 feet to a new iron pin, said new iron pin also being on the southern right-of-way of Augusta Road; thence with the right-of-way of Augusta Road S44-04-10E 204.55 feet to the point of beginning. This being the same property as was conveyed to Omni Developments, Inc., by Deed from Reproco, Inc., dated April 7, 1977, recorded May 9, 1977, in Deed Book 1056, page 370, R.M.C. Office for Greenville County, South Carolina.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors, heirs and assigns forever.

SIGNED AND DELIVERED this 9th day of MAY, 1977.

OMNI DEVELOPMENTS, INC.

WITNESS:

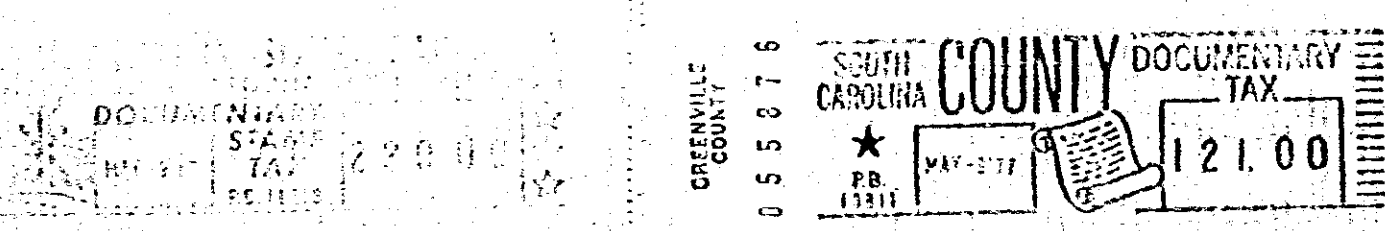
#1 Charles L. Cox

#2 Arthur J. Morris

By [Signature] Ex. Vice President

ATTEST:

By [Signature] Sec



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