

BK 1185 PG 0338

STATE MS.-DESO TO CO.
FILED

FEB 3 9 21 AM '00

BK 1185 PG 338
W.E. DAVIS CH. CLK.

Loan Number: 0125-MFSF05

ASSIGNMENT OF DEED OF TRUST

ASSIGNOR: PEACHTREE FRANCHISE FINANCE, LLC
2859 Paces Ferry Road
Suite 300
Atlanta, Georgia 30339

ASSIGNEE: PFFC FUNDING, LLC
2859 Paces Ferry Road
Suite 300
Atlanta, Georgia 30339

This Document Prepared By:

P. Neal Cook, Esq.
Parker, Poe, Adams & Bernstein L.L.P.
2500 Charlotte Plaza
Charlotte, NC 28244

After Recording, Return to:

PFFC Funding, LLC
c/o Peachtree Franchise Finance, LLC
2859 Paces Ferry Road
Suite 300
Atlanta, Georgia 30339

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 2859 Paces Ferry Road, Suite 300, Atlanta, Georgia 30339, does hereby grant, sell, assign, transfer and convey, unto PFFC FUNDING, LLC, a limited liability company organized and existing under the laws of the State of Delaware (herein "Assignee"), whose address is c/o Peachtree Franchise Finance, LLC, 2859 Paces Ferry Road, Suite 300, Atlanta, Georgia 30339, a certain Deed of Trust dated January 20, 2000, made and executed by ROB DEN ENTERPRISES, INC., a corporation organized and existing under the laws of the State of Arkansas, to PAUL F. T. EDWARDS, ESQ., Trustee, for the benefit of PEACHTREE FRANCHISE FINANCE, LLC, upon the following described property situated in De Soto County, State of Mississippi, more particularly described on EXHIBIT A attached hereto and made a part hereof, such Deed of Trust having been given to secure payment of \$1,499,000.00, which Deed of Trust is of record in Book, Volume, or Liber No. 1183, at Page 0779, or as Instrument No. _____, of the Records of De Soto County, State of Mississippi, together with the note and obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust. The Maturity Date of the said note is February 1, 2020.

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Deed of Trust.

[EXECUTION PAGE ATTACHED]

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on January 20, 2000.

PEACHTREE FRANCHISE FINANCE, LLC

By: Joanna L. LaConto
Name: Joanna L. LaConto
Title: Sr. Vice President and member

ATTEST:

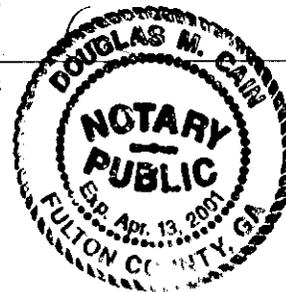
Elaine M. Furnari
Name: **ELAINE M. FURNARI**
Title: **ASSISTANT VICE PRESIDENT** and member

STATE OF GEORGIA)
) ss.:
COUNTY OF COBB)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11 day of January, 2000, within my jurisdiction, the within named Joanna LaConto, duly identified before me, who acknowledged that he/she is a Sr. Vice President of Peachtree Franchise Finance, LLC, a Georgia limited liability company, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company to do so.

Douglas M. Cain
Notary Public

My Commission Expires: 4/13/01



[AFFIX NOTARIAL SEAL]

EXHIBIT A

Lot 1, Midesha Subdivision as shown on Plat of record in Plat Book 50, Page 23, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is made for a more particular description of said property, and which property is described in metes and bounds as follows:

BEGIN AT THE SOUTHWEST CORNER OF LOT 2 OF MIDESHA SUBDIVISION (PLAT BOOK 50, PAGE 23) SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI; THENCE NORTH 89 DEGREES 29 MINUTES 25 SECONDS EAST 221.03 ALONG THE SOUTHERLY LINE OF LOT 2 OF SAID SUBDIVISION TO AN IRON PIN (FOUND); THENCE SOUTH 02 DEGREES 45 MINUTES 37 SECONDS WEST 161.71 FEET ALONG THE WESTERLY LINE OF TRUSTMARK BANK PROPERTY TO AN IRON PIN (FOUND) IN THE NORTHERLY RIGHT-OF-WAY LINE OF GOODMAN ROAD; THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS WEST 184.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A DELTA ANGLE OF 90 DEGREES 56 MINUTES 51 SECONDS AND A ARC LENGTH OF 47.62 FEET AND A CHORD BEARING OF NORTH 45 DEGREES 00 MINUTES 11 SECONDS WEST AND CHORD DISTANCE OF 42.75 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF MOORE DRIVE (68'R.O.W.); THENCE NORTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 130.97 ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING CONTAINING 0.80, MORE OR LESS, ACRES (34,965 SQUARE FEET) OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, RESTRICTIONS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

EXHIBIT A

Lot 1, Midesha Subdivision as shown on Plat of record in Plat Book 50, Page 23, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is made for a more particular description of said property, and which property is described in metes and bounds as follows:

BEGIN AT THE SOUTHWEST CORNER OF LOT 2 OF MIDESHA SUBDIVISION (PLAT BOOK 50, PAGE 23) SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI; THENCE NORTH 89 DEGREES 29 MINUTES 25 SECONDS EAST 221.03 ALONG THE SOUTHERLY LINE OF LOT 2 OF SAID SUBDIVISION TO AN IRON PIN (FOUND); THENCE SOUTH 02 DEGREES 45 MINUTES 37 SECONDS WEST 161.71 FEET ALONG THE WESTERLY LINE OF TRUSTMARK BANK PROPERTY TO AN IRON PIN (FOUND) IN THE NORTHERLY RIGHT-OF-WAY LINE OF GOODMAN ROAD; THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS WEST 184.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A DELTA ANGLE OF 90 DEGREES 56 MINUTES 51 SECONDS AND A ARC LENGTH OF 47.62 FEET AND A CHORD BEARING OF NORTH 45 DEGREES 00 MINUTES 11 SECONDS WEST AND CHORD DISTANCE OF 42.75 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF MOORE DRIVE (68'R.O.W.); THENCE NORTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 130.97 ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING CONTAINING 0.80, MORE OR LESS, ACRES (34,965 SQUARE FEET) OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, RESTRICTIONS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

Indexing Instructions:

SE 1/4 Section 25, Township 1 South, Range 8 West

GRANTOR:

Robden Enterprises, Inc.
8391 Cockrum, Suite 102
Olive Branch, MS 38654
Office: 662/890-4975
Home: None

GRANTEE:

Peachtree Franchise Finance, LLC
2859 Paces Ferry Road, Suite 300
Atlanta, GA 30339
770/803-6800
None