

Salt Lake UT

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06/16/99 2:27 PM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ALL SEARCH
47 WEST 200 SOUTH
SLC, UT 84101
REC BY: R FRESQUES , DEPUTY - WI

DEED OF TRUST AND ASSIGNMENT
OF RENTS AND FIXTURE FILING

KNOW THAT PEACHTREE FRANCHISE FINANCE, LLC a Georgia limited liability company, having an office at 2859 Paces Ferry Road, Suite 1760, Atlanta, GA 30339, assignor, in consideration of ten (\$10.00) dollars, paid by PFFC FUNDING, LLC, a Georgia limited liability company, having an office at 2859 Paces Ferry Road, Atlanta, GA 30339, assignee, hereby assigns unto the assignee, that certain Deed of Trust and Assignment of Rents and Fixture Filing dated October 2, 1998 in the original principal amount of \$1,106,640.00 made by Slaymaker Group, Inc. a Utah corporation having an address of 404 East 4500 South, Suite A-12, Murray, UT 84107 to PEACHTREE FRANCHISE FINANCE, LLC and recorded as Instrument No. 7108535 in Book 2115 at Page 1767 in the office of the Salt Lake County Recorder's Office of the state of Utah covering premises listed on Exhibit A hereto.

TOGETHER with the bond(s) or notes(s) or obligation(s) described in said instrument, and the moneys due and to grow due thereon with the interest; TO HAVE AND TO HOLD the same unto the assignee and to the successors, legal representatives and assigns of the assignee forever.

IN WITNESS WHEREOF, the assignor has duly executed this assignment on March 1, 1999.

PEACHTREE FRANCHISE FINANCE, LLC

By: [Signature]
Name: Thomas J. Staughnessy
Title: President & Managing Member

Signed and acknowledged in the presence of the following two witnesses as to each signature:

[Signature]

[Signature]

PROPERTY ADDRESS: see Exhibit A attached hereto

*201

Return To:
LEXIS Document Services
801 Adlai Stevenson Drive
Springfield, IL 62703
Phone: (217) 544-5900



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JPS (UP TR N) - ("D")
Debtor: DEED OF TRUST AND ASSIGNMENT OF F
uris: County Recorder, Salt Lake Count, UT

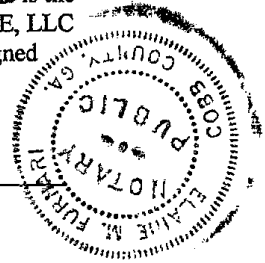
This document prepared by: Stephan B. Grozinger, Esq.,
Ivey, Barnum & O'Mara, LLC, 170 Mason Street, Greenwich, CT 06830

BK8286PG7064

STATE OF GEORGIA)
) ss
COUNTY OF COBB)

On the 1st day of March, ~~1998~~¹⁹⁹⁹ before me personally came Thomas J. Snaughnessy to me known, who, being by me duly sworn, did depose and say that s/he resides ~~at~~ in Smyrna, GA; that s/he is the President & Managing Member of PEACHTREE FRANCHISE FINANCE, LLC the company described in and which executed the above instrument; that s/he signed her/his name thereto by authority of the managing members of said company.

Elaine M. Furnari
Name:
Notary Public



ELAINE FURNARI
Notary Public, Cobb County, Georgia
My Commission Expires Sept. 10, 2002

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EXHIBIT A
(Legal Description)

Tony Roma's Store No. 1281
985 East Ft. Union Blvd.
Midvale, Utah 84047
(Salt Lake County)

EXHIBIT 'A':

BEGINNING at a point which is South 0°04'01" West 137.41 feet along the quarter section line and West 176.00 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said North quarter corner bearing North 88°56'20" East 953.13 feet from a county survey monument in 900 East Street where the monument line bears South 0°04'40" West; thence South 0°04'01" West 145.00 feet; thence South 77°30'00" West 267.24 feet; thence North 202.84 feet; thence East 261.07 feet to the point of beginning.

EXHIBIT 'B':

BEGINNING at a point South 0°04'01" West along the quarter section line 135.30 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°52'20" West 879.98 feet to the East line of State Highway property; thence South 0°04'40" West along said East line of Highway property 346.51 feet; thence South 73°09' East along the prolongation of an old fence line 360.17 feet to the North line of State Highway property at a point on a curve to the left, the center of which bears North 15°43'20" West 1076.92 feet from said point; thence Northeasterly along the arc of said curve 430.84 feet to the point of tangency; thence North 51°21'20" East 198.29 feet to the quarter section line; thence North 0°04'01" East 133.53 feet to the point of beginning.

EXCEPT the following described property:

BEGINNING at a point on the East line of State Highway property, said point being South 375.49 feet and West 880.46 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°04'40" West along said East line of highway property 108.28 feet; thence South 73°09' East along the prolongation of an old fence line 115.04 feet; thence North 35°45' East 89.75 feet; thence North 55°25' West 86.23 feet; thence North 77°45' West 93.53 feet to the point of beginning.

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