"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 5274 PAGE 47

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VOLUNTEER INVESTMENTS, INC. (NAME:)	WENDY'S OF NASHVILLE, INC. (NAME:)	Map 102-8
Third National Bank Bldg. (STREET ADDRESS OR ROUTE NUMBER)	1108 17th Avenue, South (STREET ADDRESS)	Parcel 119
Nashville, TN 37219 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37212 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TWO HUNDRED SEVENTY-FIVE THOUSAND and no/100 ----------($275,000.00)---------- *DOLLARS*

cash in hand paid by VOLUNTEER INVESTMENTS, INC., a Tennessee corporation with its offices and principal place of business in Nashville, Tennessee, hereinafter referred to as "Grantee", to R. WAYNE OLDHAM, d/b/a WOMCO, hereinafter referred to as "Grantor",

CO 275 000 00	MO
WD 800	MS
TD	ST 715.00
CC	ST
MR	PF 50
UCC	TOTAL 723.50

E6012.5

IDENTIF. REFERENCE

APR 17 11 17 AM '78

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

Grantor has *hereby bargained and sold, and by these presents do/transfer and convey unto the said* Grantee, its successors and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING a certain tract of real property described in Exhibit "A" attached hereto and hereby incorporated herein by reference.

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO THE FOLLOWING:

1) 1978 Metropolitan Nashville and Davidson County real property taxes, a lien, but not yet due and payable;

2) Easements and conditions of the Owner's Certificate contained in the plan of the R. Wayne Oldham Property, a Subdivision Plat of which is of record in Book 4955, page 93, Register's Office for Davidson County, Tennessee;

3) Easement for sanitary sewers of record in Book 4337, page 144, said Register's Office; and

4) Restrictions contained in the Deed of record in Book 5150, page 972, said Register's Office, as amended by an instrument of record in Book 5224, page 459, said Register's Office; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 275,000.00

Subscribed and sworn to before me, this the 17th day of April 19 78

VOLUNTEER INVESTMENTS, INC.
By: [illegible] Affiant

My commission expires: July 27, 1981 (Affix Seal)

[illegible] Notary Public

STATE OF TENNESSEE

Anna Belle Oldham, wife of Grantor, has joined in the execution of this instrument for the sole purpose of conveying any marital rights she may have in the real property being conveyed hereby.

This is improved (X) property, known as 850 Hillwood Boulevard, Nashville, TN 37209
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors ~~heirs~~ *and assigns, forever.*

And Grantor *do/covenant with the said* Grantee *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as provided above.

And Grantor does ~~do~~ *further covenant and bind* himself and his *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee and its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 16th *day of* April, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. Wayne Oldham

R. Wayne Oldham, individually and d/b/a WOMCO

Anna Belle Oldham

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sandra K. Harris, *a Notary Public in and for said County and State, the within named* R. WAYNE OLDHAM, who acknowledged himself to be the same as Wayne Oldham, d/b/a WOMCO, the grantee of a certain Deed of record in Book 5150, page 972, R.O.D.C., *the bargainor....., with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 4th *day of* April, *19* 78.

Sandra K. Harris
Notary Public.

Commission Expires 8-1-81.

STATE OF TEXAS
COUNTY OF ~~HARRIS~~ Dallas

Personally appeared before me, X Betty Rawlins, X, *a Notary Public in and for said County and State, the within named* ANNA BELLE OLDHAM

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Dallas, Texas, *this* 4th *day of* April, *19* 78.

X Betty Rawlins
Notary Public.

Commission Expires 6-24-79 X.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

EXHIBIT "A"

LEGAL DESCRIPTION

BEING Lot No. 2 on the plan of the R. Wayne Oldham Property, a subdivision Plat of which is of record in Book 4955, page 93, Register's Office for Davidson County, Tennessee, and being further described according to a survey by Southern Consultants, Inc., dated June 14, 1977, as follows:

BEGINNING at an iron pin on the northeast margin of Hillwood Boulevard, 120.2 feet south of the end of a 40 foot radius return with the south right-of-way of Charlotte Pike; thence, leaving said Hillwood Boulevard north 41° 31' 13" east a distance of 219.25 feet to a point in the south margin of an unimproved 20 foot alley; thence, with the south margin of said alley, south 48° 32' east a distance of 59.00 feet to an iron pin; thence, north 70° 18' east a distance of 2.27 feet to an iron pin; thence, with the south margin of said 20 foot unimproved alley south 33° 07' east a distance of 72.51 feet to an iron pin; thence, leaving said alley south 41° 31' 13" west a distance of 226.73 feet to an iron pin in the northeast margin of Hillwood Boulevard; thence with said north margin of Hillwood Boulevard on a curve with a radius of 940.00 feet a distance of 132.46 feet to the point of beginning; containing 0.68 acres (29,620 square feet) according to said survey.

BEING a portion of the property conveyed to Wayne Oldham, d/b/a WOMCO, by Thomas C. Summers, Trustee, by a deed of record in Book 5150, page 972, Register's Office for Davidson County, Tennessee.