ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Wendy's of Nashville, Inc. (NAME)	Same (NAME) BOOK 5284 PAGE 669	104-3
1108 17th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	67 & 68
Nashville, TN 37212 (CITY) (STATE) (ZIP CODE)	" (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, receipt and sufficiency of which are acknowledged,

Colony Cleaners, Inc., a Tennessee corporation (hereinafter "grantor"), has

~~bargained~~ and sold, and by these presents do transfer and convey unto the said Wendy's of Nashville, Inc.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows:

Property described on Exhibit "A" hereto, which is incorporated herein by reference.

MAY 11 78	CONV	90,000.00		
MAY 11 78	CONV	90,000.00	350,000.00	
MAY 11 78	CONV	90,000.00		
MAY 11 78	CONV	80,000.00		
MAY 11 78	S'TAX		B* 910.00	
MAY 11 78	PR'FEE		B* .50	
MAY 11 78	W'DEED		B* 6.00	* 916.50

unimproved ( )
This is improved (X) property, known as 2601 West End Avenue (House Number) (Street)
Nashville, Tennessee 37203 (P. O. Address) (City or Town) (Zip Code)

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. And we do covenant with the 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 herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of May, 19 78.

COLONY CLEANERS, INC.
BY: Hunter McDonald, Jr.
Hunter McDonald, Jr.
President

BOOK 5284 PAGE 670

STATE OF TENNESSEE
COUNTY OF ______________________

Personally appeared before me, ______________________, a Notary Public in and for said County and State, the within named ______________________

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

Witness my hand and official seal at ______________________, this ________ day of ______________________, 19____.

My commission expires ______________________ Notary Public ______________________

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ______________________, a Notary Public of the State and County aforesaid, personally appeared Hunter McDonald, Jr. xxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President xxx xxxxxxx of the Colony Cleaners, Inc., the within named bargainor, a corporation, and that he as such President xxx being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Hunter McDonald, Jr. as such President

xxxxxxxxxxxxxxxxxxxxxxxxxxx ______________________ as such ______________________.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee this 11th day of May, 1978.

Leta J. Underhill
Notary Public

Commission expires Nov. 16, 1980

LETA J. UNDERHILL NOTARY PUBLIC DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 350,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

[signature]

Sworn to and subscribed before me this 11th day of May, 1978.

My commission expires Nov. 16, 1980 Notary Public Leta J. Underhill

LETA J. UNDERHILL NOTARY PUBLIC DAVIDSON

This instrument was prepared by:	
Michael Franks, MANIER, WHITE, HEROD, HOLLABAUGH & SMITH,	Home Federal Tower Nashville, TN 37219
Name	Address

WARRANTY DEED

FROM

COLONY CLEANERS, INC.

TO

WENDY'S OF NASHVILLE, INC.

E 6 4 9 3 6

IDENTIF. REFERENCE
MAY 11 3 08 PM '78
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee lying south of West End Avenue and west of Natchez Trace and being part of lots No. 1, 2, & 3 of the plan of Shields Subdivision of lot No. 51 of the Boyd Cockrill Spring Tract, as recorded in Book 57, Page 40, and part of lots No. 7, 8, & 9 on the above plan and part of alley #912 as abandoned by Council Bill No. 58-286 and by Quit Claim recorded in Book 1630, Page 12, R.O.D.C., Tennessee, as described on a survey made by Ragan-Smith & Associates, Inc. dated May 1, 1978 and being described together and more fully as follows:

Beginning at an iron pin set on the southerly margin of West End Ave., as widened, at the dividing line between lots 3 and 4 of the above noted subdivision, thence; with the southerly margin of West End Avenue, as widened, N 54° 08' 25" E, a distance of 6.81' to an existing P.K. nail, thence; N 56° 54' 00" E, a distance of 143.19' to a P.K. nail set in a building at the intersection of the southern margin of West End Ave. and the westerly margin of Natchez Trace, thence; with the westerly margin of Natchez Trace, S 34° 10' 10" E, a distance of 24.87' to a P.K. nail in a building, thence; S 6° 09' 00" E, a distance 257.86' to an iron pin set, thence; leaving said margin, S 83° 44' 41" W, a distance of 53.02' to an iron pin set, thence; N 37° 12' 14" W, a distance of 103.24' to an existing iron pin, thence; N 47° 47' 40" E, a distance of 30.07' to an existing iron pin, thence; N 37° 05' 36" W, a distance of 123.01' to the point of beginning and containing in all 0.596 acres, more or less.

Being the same property conveyed to Colony Cleaners, Inc. by deeds recorded in Book 1682, Page 202, Book 2738, Page 58, Register's Office of Davidson County, Tennessee, and Council Bill No. 58-286 and Quit Claim Deed of record in Book 1630, page 12, Register's Office of Davidson County, Tennessee.

Included in the above description but quit claimed for purposes of this conveyance is that portion of alley #912 closed by Council Bill No. 58-286 as shown on survey prepared by Ragan-Smith & Associates, Inc. dated May 1, 1978.

This conveyance is subject to:

1. All easements and other matters shown on survey prepared by Ragan-Smith & Associates, Inc. dated May 1, 1978.

2. Terms and conditions of unrecorded lease by and between Colony Cleaners, Inc. and Jim Dandy Markets, Inc. dated January 17, 1978, which is assumed by grantee;

3. 1978 taxes, a lien but not yet due and payable, which are prorated at closing and assumed by grantee.