THIS INSTRUMENT PREPARED BY
CHARLES B. REASOR, JR.
21ST FLOOR, FIRST AMERICAN CTR.
NASHVILLE, TN 37238

BOOK 5378 PAGE 138 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward T. Goldstein, Tr. (NAME)	~~Same~~ WENDY'S OF NASHVILLE, INC. (NAME)	104/3
P.O. Box 24676 (STREET ADDRESS OR ROUTE NUMBER)	1108 17th Avenue, South (STREET ADDRESS)	Parcels 67 &
NASHVILLE, TN 37202 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN 37212 (CITY) (ZONE) (STATE)	68

For and in Consideration of the sum of Ten and no/100---------- ---------- *DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Wendy's of Nashville, Inc. (the "Grantor") does has ~~xxx~~ *have bargained and sold, and by these presents do transfer and convey unto the said* Edward T. Goldstein, Trustee (the "Grantee"), with full power to sell, transfer, convey, and encumber without the joinder of any beneficiary, his successors, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING 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 Quitclaim recorded in Book 1630, page 12, Register's Office for Davidson County, 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 of 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 Wendy's of Nashville, Inc. by deed from Colony Cleaners, Inc., as of record in Book 5284, page 669, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 550,000.00

Subscribed and sworn to before me, this the 11 day of [illegible] 19 86

Affiant

My commission expires: 11/11/89 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE

This conveyance is made subject to an easement for sanitary sewers of record in Book 5325, page 615, Register's Office for said county.

78	CONV	*	~~.66~~ 550,000.00	
78	S'TAX		B* 1,430.00	
78	PR'FEE		B* .50	
78	W'DEED		B* 6.00	* 1,436.50

unimproved ( )
This is improved (X) property, known as ..... (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, his successors, heirs and assigns, forever.

And Grantor does *covenant with the said* Grantee that it is lawfully seized and possessed of said land in fee simple; ~~xxxx~~ has a good right to convey it, and the same is unencumbered, except as herein stated.

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

Witness hand this 22nd day of December, 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.

WENDY'S OF NASHVILLE, INC.

BY: _____

R. WAYNE OLDHAM, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
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.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], *a Notary Public of the State and County aforesaid, personally appeared* R. WAYNE OLDHAM, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Wendy's of Nashville, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee
this 21 *day of* December, *19* 78.

[signature]
Notary Public

[illegible] NOTARY PUBLIC AT LARGE TENNESSEE

Commission Expires.....

F.0650.3

IDENTIFICATION

Dec 22 10 37 AM '78

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

[illegible] NOTARY PUBLIC AT LARGE