Field Book No. 6DA-35361; Map & Parcel No. 118-11-165

Persons responsible for payment of taxes:
Wendy's of Nashville, Inc.
1108 17th Avenue, South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY:

WILLIAM CARTER CONWAY, ATTORNEY
FRANKLIN, TENNESSEE

BOOK 5508 PAGE 95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Six Thousand One Hundred and Seventy-Nine Dollars ($176,179.00), and other good and valuable consideration, paid in cash, the receipt of which is hereby acknowledged.

W & G Properties, a partnership composed of James Auburn Whatley and Willie B. Granstaff, has bargained and sold and does hereby transfer and convey unto Wendy's of Nashville, Inc., a Tennessee corporation, its successors and assigns forever the following described tract or parcel of land lying, located and being in the First Civil District of Davidson County, Tennessee, to-wit:

BEING land in the 1st Civil District of Davidson County, Tennessee, shown as Lot #1 on the plat of the Thompson-Powell Property as of record in Book 5200, Page 206, of the Register's Office of Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a point in the Southerly Margin of Thompson Lane, said point being the Northwest Corner of Lot #2 as shown on the plat of the Thompson-Powell Property and being the Northeasterly Corner of the Lot herein described; thence, leaving Thompson Lane and running with the West line of Lot #2 South 3° 29' West, 196.00 feet to a point; thence, continuing with Lot #2, South 77° 41' 43" West, 95.23 feet to a point in the center of Powell (formerly H) Avenue; thence, with the centerline of said Avenue North 27° 25' West, 261.00 feet to a point in the Southerly Margin of Thompson Lane; thence with the Southerly Margin of Thompson Lane, South 86° 00' East, 225.7 feet to the point of beginning; containing (34,290 Sq. Ft.) 0.79 Acres, more or less.

SAID property is conveyed subject to restrictions of record in Book 1788, Page 410, Book 1788, Page 438 and Book 3859, Page 885 all of the Register's Office of Davidson County, Tennessee.

THE GRANTORS expressly reserve a 15 foot private sewer easement across Lot #1 which is being conveyed to the Grantees adjacent to and along

10/02 470.62- CHECK

5825

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
OCT 2 12 11 PM '79

IDENTIF. REFERENCE

F 5 5 4 7 3

the East Margin of Powell Avenue extended from the North Boundary of Lot #2, across Lot #1 to the South Margin of Thompson Lane for the purpose of connecting a sanitary sewer service line into the ejection pump serving Lot #1. The Grantors agree to repair and maintain any such line that might be installed. The easement reserved herein is expressly intended to be a covenant running with the land.

BEING a part of the same property conveyed to W & G Properties by deed from First American National Bank of Nashville, Tennessee of record in Book 5508, Page 91, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the Grantee, Wendy's of Nashville, Inc., its successors and assigns forever.

THE GRANTORS COVENANT with the Grantee that it is lawfully seized of said land having a good right to convey it and that it is encumbered except by the easement and restrictions hereinabove set forth.

THE GRANTORS DO FURTHER COVENANT and bind its successors and assigns to warrant and forever defend the title to the said property to the Grantee, Wendy's of Nashville, Inc., its successors and assigns against the lawful claims of all persons.

POSSESSION of the premises conveyed will be given as of date of deed.

STATE, COUNTY and CITY TAXES for the year 1979 will be pro-rated as of date of deed and paid by the Grantee when the same become due and payable.

LAURA D. GRANSTAFF joins into this conveyance for the purpose of conveying any interest she might have in said property by virtue of any martial rights as the wife of Willie B. Granstaff.

WITNESS our hands on this the 2nd day of October, 1979.

W & G PROPERTIES

James Auburn Whatley

James Auburn Whatley, individually and d/b/a W & G Properties

Willie B. Granstaff

Willie B. Granstaff, individually and d/b/a W & G Properties

Laura D. Granstaff

Laura D. Granstaff

STATE OF TENNESSEE §

COUNTY OF WILLIAMSON §

BOOK 5508 PAGE 97

Personally appeared before me, a Notary Public within and for the State and County aforesaid, James Auburn Whatley, the bargainor, individually and d/b/a W & G Properties, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office at Franklin, Tennessee, on this the 21st day of September, 1979.

William Carter Conway
Notary Public

My commission expires:

10/16/79

**********

STATE OF TENNESSEE §

COUNTY OF WILLIAMSON §

Personally appeared before me, a Notary Public within and for the State and County aforesaid, Willie B. Granstaff, the bargainor, individually and d/b/a W & G Properties, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office at Franklin, Tennessee, on this the 2nd day of October, 1979.

William Carter Conway
Notary Public

My commission expires:

10/16/79

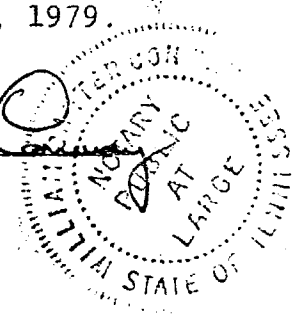
STATE OF TENNESSEE §

COUNTY OF WILLIAMSON §

Personally appeared before me, a Notary Public in and for said County and State, the within named bargainor, Laura D. Granstaff, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office at Franklin, Tennessee, on this the 2nd day of October, 1979.

William Carter Cannon
Notary Public




My commission expires:

10/16/79

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

The actual value or consideration, whichever is greater for this transfer is $ 176,179.00.

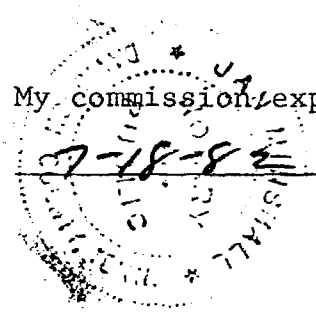
Affiant

Sworn to and subscribed before me on this the 2nd day of October, 1979.

Notary Public

My commission expires:

7-18-82



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5508 PAGE 99

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 176179.00- CO | |
| | | | 458.12 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK 470.62- | |
| 5825A 10/02/79 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 55473

IDENTIF. REFERENCE

OCT 2 12 11 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 716004