"THIS INSTRUMENT PREPARED BY JAMES I. VANCE BERRY
ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

SPECIAL WARRANTY DEED

BOOK 5524 PAGE 549

Address New Owner(s) as Follows:	[Send Tax Bills To:]	Map and Parcel Number:
Wendy's of Nashville, Inc.	[Same]	Part of 103-15 43
1109 17th Ave. South NASHVILLE, TN 37212	[ ]	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-five Thousand and no/100 ($225,000.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, from WENDY'S OF NASHVILLE, INC., hereinafter referred to as "Grantee," to COUSINS PROPERTIES OF TENNESSEE, INC., a Georgia corporation, duly authorized to do business in Tennessee, hereinafter referred to as "Grantor."

GRANTOR HAS BARGAINED AND SOLD, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, that certain parcel of land described in Exhibit "A" which is attached hereto and hereby incorporated herein by reference; provided, however, this conveyance is expressly subject to the following:

1. 1979 Metropolitan Nashville and Davidson County real property taxes, a lien but not due and payable, provided, said taxes have been prorated between Grantor and Grantee as of the date of this instrument.

2. A Declaration of Reciprocal Rights and Restrictions dated September 10, 1979, of record in Book 5496, page 199, Register's Office for Davidson County, Tennessee.

3. The Plan of Lions Head Village shows an Owner's Certificate, a minimum building setback line of 20 feet from Briley Parkway along the lot's southerly boundary, a minimum building setback line of 15 feet from Post Place along the lot's easterly boundary, no access to Briley Parkway, access to Post Place limited to a point shown upon said plan, public utility and storm drainage easements, and other matters upon said plan of record in Book 5210, page 200, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $225,000.00

Subscribed and sworn to before me, this the 2nd day of November 1979.

My commission expires 7-18-82

(Affix Seal)

Affiant

Notary Public

4. Easement for sewers and/or storm drainage of record in Book 5114, page 818, and Book 3376, page 102, Register's Office for Davidson County, Tennessee.

5. Temporary easements conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, null and void after completion of the widening of Briley Parkway, of record in Book 5490, page 478, said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

AND GRANTOR DOES COVENANT with the said Grantee that it has good right to convey said land and that the same is unencumbered except as provided above. The Grantor does further covenant and bind itself, and its successors and legal representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This deed is executed, accepted and delivered on the condition that the initial, primary use by Grantee of the land herein conveyed shall be as a restaurant; however, this condition shall not preclude other subsequent uses of said land by the Grantee.

Grantor also reserves the right of approval of Grantee's architectural drawings for the overall development of said land as well as Grantee's site plan, and landscaping plans, lighting, drainage, exterior signs, construction materials, and other plans of Grantee having to do with the quality of construction, provisions for the maintenance of improvements and overall aesthetics of the development.

It is a further condition of this conveyance that all utilities to be located upon said land and serving the improvements to be constructed upon said land be placed underground, and this condition is a covenant which runs with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the undersigned duly authorized officers on this 2nd day of NOVEMBER, 1979.

COUSINS PROPERTIES OF TENNESSEE, INC.

BY: Henry E Kramer V.P.

BY: George Wilkert, Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Minshall, a Notary Public of the State and County aforesaid, personally appeared Henry E. Kramer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be V.P. of COUSINS PROPERTIES OF TENNESSEE, INC., the within named bargainor, a corporation, and that he as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as V.P..

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of November, 1979.

Jan Minshall
NOTARY PUBLIC

My Commission Expires: 7-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Minshall, a Notary Public of the State and County aforesaid, personally appeared George Wilkert, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Pres. of COUSINS PROPERTIES OF TENNESSEE, INC., the within named bargainor, a corporation, and that he as such Pres., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Pres..

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of November, 1979.

Jan Minshall
NOTARY PUBLIC

My Commission Expires: 7-18-82

EXHIBIT A

BOOK 5524 PAGE 552

BEING land in the 24th Councilmanic District, formerly the 8th Civil District of Davidson County, Tennessee, and also being Lot No. 3 on the Lions Head Village Subdivision, a plat of which is of record in Book 5210, page 200, Register's Office for said County, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated May 4, 1979, (File No. 6283-01) as follows:

BEGINNING at a point in the present northern margin of Briley Parkway (formerly White Bridge Road), said point being 289.33 feet, more or less, from the intersection of the present western margin of Post Place extended with the present northern margin of Briley Parkway extended; thence, N 9° 05' 05" W, for a distance of 56.57 feet to a point; thence, N 35° 54' 55" E, for a distance of 125.00 feet to a point; thence, S 54° 05' 05" E, for a distance of 312.44 feet to a point, said point lying on the present western margin of Post Place; thence, in a southerly and westerly direction with the present western margin of Post Place along a curve to the right having a central angle of 14° 33' 53" and having a radius of 525.50 feet, for a distance of 133.58 feet to a point; thence, continuing with the present western margin of Post Place, S 35° 54' 55" W, for a distance of 7.85 feet to a point; thence, in a southerly and westerly direction along a curve to the right having a central angle of 90° and having a radius of 25.00 feet for a distance of 39.27 feet, to a point, said point lying on the present northern margin of Briley Parkway; thence, with the present northern margin of Briley Parkway, N 54° 05' 05" W, for a distance of 264.33 feet to the point of beginning, containing 1.21 acres, more or less, according to said survey.

BEING part of the same property conveyed to Cousins Properties of Tennessee, Inc., by Deed from David M. Carney, as of record in Book 5438, page 52, Register's Office for Davidson County, Tennessee.

3204 11/02 697.50- CHECK

F.6 1.3 7.8

IDENTIF. REFERENCE

Nov 2 3 54 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5524 PAGE 553

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
			225000.00-	CO
			565.00	CO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 597.50-
3224A11/02/79				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 6 1-3 7-8

T
IDENTIF. REFERENCE

Nov 2 3 54 PM '79

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

No: 723188