FROM: Hillis F. Evans and wife, Elizabeth Evans
TO: Arby's, Inc.

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Arby's, Inc.
1 Piedmont Center
3565 Piedmont Road, N.E.
Atlanta, Georgia

Send Tax Bills to:
Same

Map-Parcel No.
51-8
par. 86, 88, 89, 90, 91 +
194

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Allen D Stowe
Affiant

Subscribed and sworn to before me, this the 9th day of April, 1981.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: September 28, 1981

WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Hillis F. Evans and wife, Elizabeth Evans, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Arby's, Inc., an Ohio corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Part of Lot 4, Montague Subdivision of record in Book 5190, page 282, Register's Office for Davidson County, Tennessee, and part of Lots 14 and 15 on the unrecorded Subdivision of Webster's Subdivision of Lot No. 3, Montague Subdivision of record in Book 421, page 129, said Register's Office, and more fully described as follows:

BEGINNING at an iron pin in the East right-of-way of Gallatin Pike, and being the terminus of a 25' radius return curve from Brinkhaven Avenue, Thence with Gallatin Pike, North 27° 08', East 119.88' to an iron pin; thence leaving Gallatin Pike South 63° 08' East 200' to an iron pin; thence South 27° 08' West 145.00' to an iron pin in the Northerly right-of-way of Brinkhaven Ave., Thence with said right-of-way North 63° 08' West 174.88' to an iron pin; thence with a curve to the right, the radius of which is 25.00', distance of 39.39', the chord of which is North 18° 00' West, 35.44' to an iron pin in the East right-of-way of Gallatin Pike and being THE POINT OF BEGINNING. Containing 0.663 acres or 28,863 square feet.

BEING part of the same property conveyed to Hillis F. Evans and wife, Elizabeth Evans by deed from Tanasi Development Corporation, of record in Book 4480, page 772, Register's Office for Davidson County, Tennessee.

Grantors, however, hereby expressly reserve to themselves, their heirs, executors, administrators, personal representations, and assigns, an easement, as follows:

An easement of access to and right to connect into the sewer running near the rear line of said tract or parcel of land at any point along the sewer's length between the side boundary

running along Brinkhaven Drive and the opposite side boundary. Said easement is appurtenant to that parcel or those parcels of land of the Grantors, their heirs or assigns, adjacent to the herein described tract or parcel of land conveyed hereby.

The herein described tract or parcel of land conveyed hereby is benefitted by a non-exclusive perpetual easement of access as set forth in a Declaration of Easement filed simultaneously herewith for recording in said Register's Office, and is subject to these liens, encumbrances, or other matters set forth in Exhibit A attached hereto and incorporated by reference as fully as though copied herein.

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 and assigns, forever, and we do covenant with the said GRANTEE 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, except as set out in Exhibit A; and we do further covenant and bind ourselves, our heirs successors, assigns and 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 whomsoever. Wherever 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 9TH day of April, 1981.

Hillis F. Evans

Elizabeth Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSEPH N. BARKER, a Notary Public in and for said County and State, the within named Dr. Hillis F. Evans and wife, Elizabeth Evans, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this the 9TH day of APRIL, 1981.

NOTARY PUBLIC

My Commission Expires: 7-18-82

1. Easement for water drain as of record in Book 724, page 252, said Register's Office.

2. Easement for driveway as of record in Book 3578, page 314, said Register's Office.

3. Sewer easement granted Davidson County, 20 feet wide as of record in Book 3342, page 260, which sewer line is along the common line between Lots Nos. 14 and 15 and along the line of Lots Nos. 13, 11 and 15.

4. The Plan of record in Book 5190, page 282.

5. Taxes for 1981, a lien, but not yet due and payable.

G 3 6 7 7 7

IDENTIF. REFERENCE

APR 9 3 03 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

04/09 490.50- CHECK

9416

EXHIBIT A

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5731 PAGE 41

FOR _____

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
			185000.00- CO	
			481.00 CO TX	
			.50 PRFEE	
			9.00 WDELD	
			CHECK 490.50-	
9416A04/09/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 7 7 7

IDENTIF. REFERENCE

Apr 9 3 03 PM 81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815942