Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
McDonald's Corporation McDonald's Plaza Oak Brook, Illinois 60521 Attn: Real Estate Department	Same	5001 7408 MAP 134 PAR 222
This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, TVS, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto McDonald's Corporation, a Delaware corporation (the "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference, together with a non-exclusive, perpetual easement for ingress and egress across the property shown in Exhibit B attached hereto and incorporated herein by this reference, upon which Grantee shall have the option to install, at its expense, an access road to Perimeter Park Drive as set forth in that certain Real Estate Contract dated August 3, 1983, as amended, between the Grantor and Grantee. Grantor shall have the right, but not the obligation, to relocate such access road, at its sole cost and expense, within twelve and one-half (12-1/2) feet in either direction from the location of the same as described in said Exhibit B, so long as said relocation does not interfere with Grantee's use and operation of Grantee's

STATE OF TN.
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of September, 1983.

Notary Public
My Commission Expires: 10-5-87

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

09/27 632.50- CHECK

518

property. (The real estate described in Exhibit A and Exhibit B shall be referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Plat of record in Book 5200, pages 278 and 365, showing certain set-back lines and easements.

3. Restrictive Covenants of record contained in Book 5801, page 38, Register's Office for Davidson County, Tennessee; and the restrictions imposed by that Lease of record in Book 4559, page 747, and as modified by that instrument of record in Book 4719, page 10, Register's Office for Davidson County, Tennessee.

4. Grantor hereby retains a non-exclusive, perpetual easement across the Property, as shown on Exhibit C, attached hereto and incorporated herein by this reference, in favor of that real property shown in Exhibit D, attached hereto and incorporated herein by this reference, for the purpose of granting the owner of the property shown on Exhibit D from time to time access to Perimeter Park Drive across said easement.

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 Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of September, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TVS, INC.

By: George A. Volkert
George A. Volkert,
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DONALD C CARVER, a Notary Public in and for said County and State, the within named George A. Volkert, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of September, 1983.

Notary Public

My Commission Expires: 10-1-86

EXHIBIT "A"

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the North by Harding Place, east of South Perimeter Park Drive and being part of Lot 2, Parcel 222 of Section Two, South Perimeter Park, as of record in Plat Book 5200, page 365, Register's Office for said County, more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Harding Place 230 feet, from the centerline of South Perimeter Park Drive; thence S 84 deg. 45' E, 11.95 feet to a concrete monument, the beginning of a curve to the left; thence with said curve having a central angle of 8 deg. 37' 14", a radius of 1,195.42 feet, and a distance of 179.86 feet to an iron pin; thence leaving Harding Place, S 09 deg. 20' 58" W, 303.48 feet; thence, N. 84 deg. 00' W, 190.00 feet; thence N 09 deg. 20' 58" E, 287.45 feet to the point of beginning. Containing 1.28 acres, more or less.

BEING part of the same property conveyed to TVS, Inc. by deed of record in Book 5801, page 33, Registser's Office for Davidson County, Tennessee, and Deed of Correction in Book 5920, page 421, said Register's Office.

EXHIBIT "B"

SURVEYOR'S DESCRIPTION
PARCEL 2
INGRESS/EGRESS EASEMENT
ACROSS LOT 3

BOOK 6145 PAGE 131

Being a 25-foot wide joint access easement in the First Civil District, Nashville, Davidson County, Tennessee, located south of Harding Place, east of South Perimeter Drive and being part of Parcel 223, Lot 3, Section One, South Perimeter Park, as of record in Plat Book 5200, Page 278, R.O.D.C., the centerline of which is described as follows:

Beginning at a point in the westerly property line of Lot 2, 234.5 feet from the southerly margin of Harding Place;

Thence, with the centerline of said 25-foot access easement, N 80° 47' W, 205 feet, more or less, to a point in the east right-of-way of South Perimeter Park Drive, said point being 278 feet, more or less, from the centerline of Harding place.

Containing 0.12 acre, more or less.

BARGE, WAGGONER, SUMNER & CANNON
File No. 6594-06
August 3, 1983
September 21, 1983

RUSH

IDENTIF. REFERENCE

SEP 27 3 44 PM '83

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

H 7.6 1 8 7

EXHIBIT "C"

SURVEYOR'S DESCRIPTION
PARCEL 2
INGRESS/EGRESS EASEMENT

Being a 25-foot wide joint access easement in the First Civil District, Nashville, Davidson County, Tennessee, located south of Harding Place, east of South Perimeter Drive and being part of Lot 2, Parcel 222 of Section two, South Perimeter Park, as of record in Plat Book 5200, Page 365, R.O.D.C., the centerline of which is to be described as follows:

Beginning at a point in the westerly property line of Lot 2, 234.5 feet from the southerly margin of Harding Place;

Thence, with the centerline of said 25-foot access easement, S 80° 47' E, 189 feet, more or less, to the proposed property line of the McDonald's tract.

Containing 0.1 acre, more or less.

BARGE, WAGGONER, SUMNER & CANNON
File No. 6594-06
June 17, 1983

EXHIBIT "D"

SURVEYOR'S DESCRIPTION

Being a parcel of land in the 1st, Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Harding Place, being Lot No. 1 and easterly part Lot No. 2, on the Plan of Section 2, South Perimeter Park as of record in Book 5200, Page 365, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a monument in the southerly margin of Harding Place, said monument being the northeast corner of Lot No. 1 and the herein described parcel, and the northwest corner to Paschall H. Young, Trustee, of record in Book 4724, Page 81, R.O.D.C., and said monument being 737.33 feet easterly from the centerline of South Perimeter Park Drive:

Thence, leaving said margin with Young's westerly line S 02° 24' 42" E, 398.85 feet to a concrete monument;

Thence, with the rear line to said Lot No. 1, N 84° 00' W, 301.47 feet to the southwest corner to said Lot No. 1;

Thence, continuing in the same direction N 84° 00' W, 75.59 feet to a point in the rear line of Lot No. 2;

Thence, with a severance line across said Lot No. 2, N 09° 20' 58" E, 303.48 feet to the southerly margin of Harding Place;

Thence, with said margin with a curve to the left passing the front common corner of said Lot Nos. 1 and 2 at 53.19 feet in all a total distance of 315.52 feet to the point of beginning, said curve having a radius of 1,195.42 feet, a central angle of 15° 07' 22", a tangent distance of 158.68 feet and a chord of N 83° 22' 42" E, 491.84 feet.

Containing 2.68 acres, more or less.

The above described parcel is subject to such state of facts that an accurate title search may disclose.

BARGE, WAGGONER, SUMNER AND CANNON
File No. 6594-07
September 22, 1983

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6145 PAGE 134

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

235000.00- CO
611.00 CO TX
.50 PRFEE
21.00 WDEED
CHECK 632.50-
0518A09/27/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.6 1 8 7

IDENTIF. REFERENCE

SEP 27 3 44 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 981720