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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Janet K. Strother
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th. DAY OF October 19 83

Notary Public

MY COMMISSION EXPIRES October 1, 1985

DONALD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
LAWYERS ESCROW- One Union Street, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Burger King Corporation (NAME)	Burger King Corporation (NAME)	Map 83-05
Mailing Station T-90 Post Office Box 520 783 (STREET ADDRESS OR ROUTE NUMBER)	(Same) (STREET ADDRESS)	Parcels 40,41,43 & 44
Miami, FL 33152 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PATTON-WARNER-TATE COMPANY, INC., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BURGER KING CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING two parcels of land in Nashville, First Civil District, Davidson County, Tennessee, located in the southwest quadrant of Seymour Avenue and Gallatin Road (U.S. 31E), being Lots 8 and 9 (constituting Parcel 1) and Lots 11 and 12 (constituting Parcel 2) shown on Block "A" on the plan of Eastwood Addition as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

PARCEL 1: BEGINNING at an iron pin in the southerly margin of Seymour Avenue, said point being N. 82 deg. 51' W, 270.00 feet from the westerly margin of Gallatin Road; thence, along said southerly margin of Seymour Avenue S. 82 deg. 51' E, 100.00 feet to a point; thence, leaving said margin S. 06 deg. 22' W, 150.00 feet to a point in the northerly margin of a 12-foot alley no. 1003; thence, with said margin of alley no. 1003 and the rear of Lots 8 and 9, N. 82 deg. 51' W, 100.00 feet to an iron pin, rear corner of Lot Nos. 7 and 8; thence, leaving said alley with the line between said lots and with a fence line, N. 06 deg. 22' E, 150.00 feet to the point of beginning, containing 15,000 square feet or 0.34 acres, more or less.

PARCEL 2: BEGINNING at the point of intersection of the southerly margin of Seymour Avenue and the westerly margin of Gallatin Road, said point being the northeast corner of Lot 12; thence, with the margin of Gallatin Road, S. 19 deg. 30' W, 153.54 feet to an iron pin in the northerly margin of a 12-foot alley no. 1003; thence, leaving said Gallatin Road with said margin of alley no. 1003 and the rear of Lot Nos. 11 and 12, N 82 deg. 51' W, 85.09 feet to a point, rear corner of Lot Nos. 11 and 12; thence, leaving said alley with the line between said lots No. 06 deg. 22' E, 150.00 feet to a point in the southerly margin of Seymour Avenue; thence, with said southerly margin S. 82 deg. 51' E, 120.00 feet to the point of beginning, containing 15,378 square feet or 0.35 acres, more or less.

BEING the same proeprty conveyed to Patton-Warner-Tate Company, Inc., a Tennessee corporation by Deeds of record in Book 4563, page 858 and Book 4541, page 866 (Parcel 1) and Book 4244, page 388 and Book 4490, page 742 (Parcel 2), Register's Office for Davidson County, Tennessee. (See reverse side of document*)

This is unimproved ( ) improved (X) property, known as 1046-48 Seymour, 724-28 Gallatin Rd., Nashville, TN
(House Number) (Street) (P. O Address) (City or Town) (Postal Zip)

CHECK

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 its hand this 11th. day of October, 19 83

PATTON-WARNER-TATE COMPANY, INC.

BY John E. Patton Pres
JOHN E. PATTON, PRESIDENT

4255

STATE OF TENNESSEE }

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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__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, _____, a Notary Public within and for the State and County aforesaid, personally appeared John E. Patton and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the PATTON-WARNER-TATE CO., INC. the within named bargainor, a corporation, and that (he) (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John E. Patton as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 11th day of October, 19 83

My commission expires October 1, 1985

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
PATTON-WARNER-TATE CO., INC.

TO
BURGER KING CORPORATION

H 7.9401 RUSH

IDENTIF. REFERENCE

Oct 11 3 44 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYERS TITLE OF MIDDLE TENNESSEE, INC.
111 UNION STREET
NASHVILLE, TN 37201
(615) 242-7018

*Grantor covenants that no property presently owned or hereafter acquired by Grantor within 1500' of the property herein conveyed shall be sold or leased for use or occupancy for a business activity similiar to that being conducted by Grantee. This covenant on the part of the Grantor shall be in effect for a period of 20 years from the date hereof.

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

RECEIVED OF _____

FOR _____

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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

106000.00- CAMT.
275.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 282.10-
4255A10/11/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H7-9401

IDENTIF. REFERENCE

OCT 11 3 44 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 985335