OFFICIAL RECEIPT

address new owner: Shamrock Enterprises, Inc. 4316 Harding Road Nashville, TN 37205

Send tax bills to: (same)

Map 42-10 Parcel 112

SPECIAL WARRANTY DEED

RAMCO FORM 03

This Special Warranty Deed *Made the* 9th *day of* February *A. D.* 19 84 *by* BURGER KING CORPORATION, a Florida corporation

hereinafter called the grantor, to

SHAMROCK ENTERPRISES, INC.

BOOK 6232 PAGE 709

whose postoffice address is 4316 Harding Road, Nashville, Tennessee

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Davidson *County,* ~~Florida~~ Tennessee *viz:*

See Exhibit "A" attached hereto and made a part hereof.

Subject, however, to the following:

1. Taxes for the year 1983 and subsequent years.

2. Restrictions, conditions, reservations, limitations of record, if any.

3. The property conveyed hereunder shall not be used for a fast food restaurant whose principal menu item is the sale of hamburgers or for the advertising thereof for a period of twenty (20) years from the date of delivery of this Deed and shall be enforceable by the grantor, its successors or assigns.

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.*

In Witness Whereof, *the said grantor has hereunto set* its *hand and seal the day and year first above written.*

Signed, sealed and delivered in our presence:

Carolyn J. Kuper

Sharalea Andrade

BURGER KING CORPORATION

By: James G. Smith (L.S.)
James G. Smith - Vice President

Attest: Stuart B. Blake (L.S.)
Stuart B. Blake - Assistant Secretary

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared James G. Smith - Vice President and Stuart B. Blake - Assistant Secretary to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of February A. D. 19 84.

Sharalea Andrade
Notary Public (SEAL)

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAR 4 1988
BONDED THRU GENERAL INSURANCE UND.

This Instrument prepared by: Stuart B. Blake, Esq.
Address BURGER KING CORPORATION
P. O. Box 520783 - G.M.F.
Miami, FL 33152

#394
BC/sga
2/7/84

OFFICIAL RECEIPT

EXHIBIT A

LEGAL DESCRIPTION

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A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 15th Civil District of said County, and being Lots 4, 3 and the northerly One-half of Lot No. 2 on the Plan of Eskridge Subdivision of part of the W. B. Franklin Property, as of record in Book 547, page 52, Register's Office for said County, described according to a survey made by Turner Engineering Co., Inc., dated October 5, 1967, as follows:

BEGINNING at an iron pin on the west margin of Gallatin Pike and the south margin of Fairwin Avenue, a 50 foot street; thence south 21° 56' west a distance of 135.00 feet to an iron pin; thence north 68° 33' 30" west a distance of 170.00 feet to an iron pin; thence north 21° 56' east a distance of 135.00 feet to an iron pin; thence south 68° 33' 30" east a distance of 170.00 feet to the point of beginning, and containing 0.53 acres more or less.

Being property conveyed to Pearl Cullum, by deed from Jewell Cullum Cooper, as of record in Book 3132, page 581, by deed from Martha Franklin Eskridge and husband, as of record in Book 689, page 276, and by deed from Martha I. Franklin Eskridge and husband, in Book 1072, page 445, all in said Register's Office, and being the same property conveyed to Burger King Corporation in Book 6226, page 681, said Register's Office.

This is improved property located at ~~3617~~ 3617 Gallatin Rd., Nashville, TN.

State of Tenn.)
County of Davidson) The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Subscribed ~~and sworn~~ and sworn to before me this 15th day of February, 1984.

Martin J McNamara
AFFIANT

NOTARY PUBLIC

My comm. expires:
1/19/88

3840 02/17 370.50- CHECK

103654

IDENTIF. REFERENCE

FEB 17 9 13 AM '84

REGISTER
DAVIDSON COUNTY, TN

mail to:
Colonial Title Co.
4301 Hillsboro Rd.
37215

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

140000.00- CAMT.
364.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 370.50-
3840A02/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10365.4

IDENTIF. REFERENCE

FEB 17 9 13 AM '84

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 14020