ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Arby's, Inc.	SAME	96-13-154.2
(NAME)	(NAME)	
3495 Piedmont Road, N.E. Suite	700	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Atlanta, Georgia 30305		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6413 PAGE 654

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SIXTY-FOUR THOUSAND AND NO/100 ---------- ($164,000.00) ---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged,

TENNESSEE RIVER PROPERTIES, INC.,
a Kentucky Corporation

have bargained and sold, and by these presents do transfer and convey unto the said ARBY'S, INC.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at an iron pipe in the North proposed margin of Elm Hill Pike, opposite a curve into Donelson Pike; thence with the margin of Elm Hill Pike proposed, North 79 degrees 15 minutes West 100 feet to a point; thence leaving said Pike, North 4 degrees 38 minutes East 190 feet to an iron pipe; thence North 81 degrees 03 minutes East 150 feet to an iron pipe in the West margin of Donelson Pike; thence with the margin of the same, South 9 degrees 05 minutes East 82.6 feet to the beginning of a curve; continuing with the margin of said Pike, Southerly around a curve, having a radius of 4,137.58 feet, a distance of 67.36 feet to an iron pipe at the beginning of a curve; thence around said curve having a radius of 75 feet, Southwesterly a distance of 141.24 feet to the point of beginning.

Being the same property conveyed to Tennessee River Properties, Inc., a Kentucky corporation, by deed from E.B. Mason, L.R. Wilde and R.T. Blackberry, sole partners d/b/a Cadco, a partnership of Hamblen County, Tennessee, as of record in Book 5896, Page 18, Register's Office for Davidson County, Tennessee.

Above property conveyed subject to 1984 taxes, which have been prorated and assumed by said Grantee, and to sanitary sewers and/or storm drainage easement of record in Book 5139, page 93, Register's Office for Davidson County, Tennessee, and to a temporary construction easement.

unimproved ( )
This is improved (X) property, known as Elm Hill Pike and Donelson Pike
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the ES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set o further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be genders.

hands this 24th day of August, 19 84.

TE RIVER PROPERTIES, I
ucky Corporation

STATE OF ~~TENNESSEE~~

COUNTY OF _____

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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 6413 PAGE 655

STATE OF ~~TENNESSEE~~ GEORGIA

COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared LIONEL B. WILDE and _____ with whom I am personally acquainted, and who, upon oath, acknowledged to me to be president and _____ respectively of the TENNESSEE RIVER PROPERTIES, INC., a Kentucky corporation, the within named bargainor, a corporation, and that he as such president and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said LIONEL B. WILDE as such president and attesting the same by the said LIONEL B WILDE as such president.

Witness my hand and seal, at office in Atlanta, Georgia, this 24th day of August, 19 84. Mitchell S Rosa Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Oct. 24, 1986

Commission expires _____

STATE OF ~~TENNESSEE~~ GEORGIA

COUNTY OF FULTON

The actual consideration for this transfer or value of property (whichever is greater) is $ 164,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 24th day of August, 19 84.

Notary Public, Georgia, State at Large
My Commission Expires Oct. 24, 1986

My commission expires _____ Notary Public Mitchell S Rosa

This instrument was prepared by:
William T. Bozeman, Atty., 344-4th Avenue, North, Nashville, Tennessee 37219

Name | Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 164,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 84.
B. Edwards
Deputy Register

ANY TAX

QUITCLAIM DEED I 5 9 8 3 1

FROM

TO

IDENTIF. REFERENCE

Oct 29 1 09 PM '84

FEES PAID REGISTER
DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6413 PAGE 656

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		PREE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

164000.00- CAMT.
426.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 432.90-
2731A10/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 8 3 1

IDENTIF. REFERENCE

Oct 29 1 09 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0080916