THIS INSTRUMENT PREPARED BY:
STEWART AND BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

KFC National Management Company
Post Office Box 32070
Louisbille, Kentucky 40232

MAP-PARCEL NOS.

Map 82-13
Parcel 115, 131, 132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harris A. Gilbert, Trustee, for Harris A. Gilbert, Pauline Gilbert Bader and Charles Gilbert, Jr., (the "Grantor"), with full power to sell, transfer and convey without the necessity of joinder by beneficiaries, has this day bargained and sold, and by these presents does hereby transfer and convey unto KFC Management Company, a Delaware Corporation, (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and right-of way adjoining of abutting said real estate and any convenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all convenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

And Grantor convenants with Grantee that he is lawfully siezed and possessed of the Property in fee simple, that he has good right to convey it, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further convenants and bind himself, his successors and representatives, 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.

All of the provisions of the Real Estate Contract dated July 9,1984 as amended September 13, 1984, with respect to this conveyance of the Property shall survive the closing.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as if the 4th day of January, 1985.

Harris A. Gilbert, Trustee for
Harris A. Gilbert, Pauline Gilbert
Bader and Charles Gilbert,Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Tha actual consideration or value, whichever is greater, for this transfer is $227,280.00.

AFFIANT

Subscribed and sworn to before me, this the 4th day of January, 1985.

NOTARY PUBLIC

My Commission Expires:
July 17,1988

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harris A. Gilbert, Trustee, for Harris A. Gilbert, Pauline Gilbert Bader and Charles Gilbert, Jr., the within named bargainors, with whom I am personally aquainted, and the said Harris A. Gilbert, Trustee, acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of January, 1985.

Linda Corum Harris
NOTARY PUBLIC

My Commission Expires:

July 17, 1988

EXHIBIT A

Property located in the 20th Councilmanic District of Nashville, Davidson County, Tennessee. Being more particularly described according to a survey by Miller/Wihry Inc., dated August 28, 1984 as follows:

BEGINNING at an iron rod on the Westerly Right-of-Way of 8th Ave. North (Tenn. D.O.T. Project No. M-447(1) said rod being 221 feet more or less south of the Southern Right-of-Way of Jefferson St., thence with said Right-of-Way of 8th Ave. North along a curve to the left having a Radius of 4953.07 Feet, an Arc Length of 137.44 Feet and a Chord Bearing of South 29 Degrees 40 Minutes 17 Seconds East to an iron rod; thence continuing with said Right-of-Way with a Bearing of South 30 Degrees 28 Minutes 18 Seconds East a Distance of 90.59 Feet to an iron rod; thence leaving said Right-of-Way along a Bearing of South 58 Degrees 54 Minutes 15 Seconds West a Distance of 107.65 Feet to a point; thence along a Bearing of North 31 Degrees 15 Minutes 36 Seconds West a Distance of 155.00 Feet to an iron rod; thence along a Bearing of South 60 Degrees 32 Minutes 24 Seconds West a Distance of 122.60 Feet to a P.K. Nail on the Eastern Right-of-Way of 9th Ave. North; thence with said Right-of-Way along a Bearing of North 31 Degrees 12 Minutes 18 Seconds West a Distance of 28.00 Feet to a P.K. Nail; thence leaving said Right-of-Way along a Bearing of North 60 Degrees 32 Minutes 26 Seconds East a Distance of 122.57 Feet to an iron rod; thence with a Bearing of North 31 Degrees 15 Minutes 36 Seconds West a Distance of 52.22 Feet to an iron rod; thence with a Bearing of North 64 Degrees 42 Minutes 00 Seconds East a Distance of 112.96 Feet to the Point of Beginning, containing 0.6618 Acres more or less.

Being part of the same property conveyed to Harris A. Gilbert, Trustee, for Harris A. Gilbert, Pauline Gilbert Bader and Charles Gilbert, Jr. by deeds from H. B. Buntin, et ux Willie J. Buntin; L. C. Anderson, et ux Lola B. Anderson; E. C. Duke, et ux Matilou Duke; Regina Schatten Leven, et vir Morris A. Leven; Leon Gilbert; and Cleary Gilmore said deeds being of record in the Register's Office for Davidson County, Tennessee as follows:

Book 4391, page 41; Book 4159, page 597; Book 3938, page 485; Book 3910, page 911; Book 3671, page 556; and Book 4312, page 338.

EXHIBIT B

1. Permanent Drainage Easement to State of Tennessee per State of Tennessee, etc. v. Harris A. Gilbert, Trustee, et al, Circuit Court of Davidson County, Tennessee, No. 83C-3079 described as follows:

   Beginning at a point in the proposed right of way to State of Tennessee said point being 42 feet left at station 19+45; thence south 62 degrees 34 minutes west 11.0 feet to a point; thence north 27 degrees 26 minutes west 10.0 feet to a point; thence north 62 degrees 34 minutes east 11.0 feet to a point; thence south 27 degrees 26 minutes east 10.0 feet to the point of beginning and containing 110 square feet, said easement being shown on survey of Miller/Wihry, Inc.

   The land upon which the drainage facility is to be constructed is to remain the property of the owners and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of the drainage facility.

2. Temporary Construction Easement to State of Tennessee per State of Tennessee, etc. v. Harris A. Gilbert, Trustee, et al, Circuit Court of Davidson County, Tennessee, No. 83C-3079 described as follows:

   The title to the property described for the temporary construction easement remains vested in the owners and is to be used by the State of Tennessee, its contractors or its assigns for a period of 3 years.

   Beginning at the point of intersection of the proposed right of way to State of Tennessee and the northerly boundary of Glenn A. Ferguson; thence with the said northerly boundary south 62 degrees 32 minutes west 1 foot, more or less to a point; thence with the slope line northwardly 40 feet, more or less to a point; thence with the said westerly margin south 27 degrees 26 minutes east 40 feet more or less to the point of beginning and containing 29 square feet. Included but excluded from this description is a portion of the drainage easement described above.

3. Chain link fence encroachment onto subject property in area of southwest corner of property as shown on survey.

1128 01/04 $36.48- CHECK
1:74:7:1 IDENTIF. REFERENCE
JAN 4 1 43 PM '85
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6468 PAGE 333

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

227280.00- CAMT.
590.98 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 606.48-
1128A01/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 7 7 I

IDENTIF. REFERENCE

JAN 4 1 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98817