177942

DP2:CDBBK00311 01/14/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

IDENTIF. REFERENCE

JAN 10 4 12 PM '85

REGISTER
DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number
McDonald's Corporation Real Estate/Legal Dept. One McDonald's Plaza Oak Brook, Illinois 60521	Same	Part of 108-1-58

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, MILLER G. KIMBROUGH, JR., TRUSTEE with full power to sell, convey, and mortgage without the joinder or consent of any beneficiary ("Grantor"), has bargained and sold, and by these presents does tranfer and convey unto McDONALD'S CORPORATION, a Delaware corporation ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A hereto. Said property is part of the same property conveyed to Grantor by deeds of record Book 6262, page 709 and Book 6262, page 714, said Register's Office.

There are no matters arising through or under Grantor encumbering said land except as set forth on Exhibit A.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds himself and his successors to warrant and forever defend the title to the said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor (except claims arising out of matters to which this conveyance is made subject) but not further or otherwise.

Witness Grantor's hand this 18 day of January, 1985.

Trustee
Miller G. Kimbrough, Jr., Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $300,000.

Affiant

CHECK

0460

Sworn to and subscribed before me this 18 day of January, 1985.

Notary Public

My Commission Expires:

1-18-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Miller G. Kimbrough, Jr., the within named bargainor(s), 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, at office, this 18 day of January, 1985.

Notary Public

My Commission Expires:

1-18-87

EXHIBIT A

Phase 2

Lot 5, Section 4, Metropolitan Airport Center, as depicted on plat of record in Book 6200, page 179, Register's Office of Davidson County, Tennessee, and described more particularly as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by proposed Metropolitan Center Drive and on the west by Donelson Pike, more particularly described according to a survey by J. Bruce Rainey Surveyor #823, dated November 16, 1984 and known as Job No. 84-200 as follows:

Beginning at an iron pin in the easterly margin of Donelson Pike, 236.58 feet from the centerline of Royal Parkway extended, and proposed Metropolitan Center Drive; thence, with said Pike N10°46'12"E 171.53 feet to the beginning of a curve return to the right; thence, with said curve return to the right, having a central angle of 90°00', a radius of 25.00 feet, and a distance of 39.27 feet to the proposed Metropolitan Center Drive; thence, with said Drive, S79°13'48"E, 230.83 feet; thence, leaving proposed Metropolitan Center Drive, S10°46'12"W 194.66 feet; thence, N79°38'56"W 255.84 feet to the point of beginning. Containing 49,905 square feet or 1.146 acres, more or less.

Said property is encumbered by the following matters arising through or under grantor: 1985 taxes, a lien but not yet due and payable, matters disclosed by survey made by Barge, Waggoner, Sumner & Cannon, dated December 6, 1984, matters shown on the aforesaid plat, and Declaration of Covenants, Conditions, and Restrictions for the Metropolitan Airport Center and the By-laws attached thereto.

Said property is contiguous to proposed Royal Parkway and Donelson Pike.

FILE TICOR TITLE INSURANCE COMPANY

6477

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

RECEIVED OF _____

FOR _____

BOOK 6477 PAGE 903

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

300000.00- CAMT.
780.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 789.50-
4940A01/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 7 9 4 2

IDENTIF. REFERENCE

JAN 18 4 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102522