Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
McDonald's Corporation McDonald's Plaza Oak Brook, Illinois 60521	Same P. O. Box 66207 AMF O'Hare Chicago, Illinois 60666	19-14-6 & GO 09743 19 - Pt. 11
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Roy C. Flowers and Roy C. Flowers, Trustee, with full power to convey, transfer and encumber without the joinder of any beneficiary (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto the said McDonald's Corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $312,500.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 1985.

Notary Public at Large
My Commission Expires: 4-5-87

02/15 #038.00- CHECK

1530

2. Matters appearing on the recorded plan of Northgate Park Section 14, a plat of which is of record in Book 6200, page 180, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves 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 whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of February, 1985.

Roy C. Flowers, Trustee

Roy C. Flowers, Trustee

Roy C. Flowers

Roy C. Flowers, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Roy C. Flowers, Trustee, the bargainor, 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 and official seal at Nashville, Tennessee, this 15th day of February, 1985.

Jo Ann Smith
Notary Public
My Commission Expires: April 19, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Roy C. Flowers, the bargainor, 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 and official seal at Nashville, Tennessee, this 15th day of February, 1985.

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jo Ann Smith
Notary Public
My Commission Expires: April 19, 1987

"EXHIBIT "A"

LEGAL DESCRIPTION

TRACT NO. I:

A tract of land in the Second Civil District of Metropolitan, Nashville and Davidson County, City of Goodlettsville, Tennessee, being all of Lot 3 on the Plan of Section 14, Northgate Park, of record in Plat Book 6200, page 180, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

BEGINNING at an existing iron pin in the easterly end of the northerly return curve at the intersection of Long Hollow Pike and east Cedar Street and proceeding as follows; With the line of said return curve in a southwesterly and northwesterly direction with a 25.00 foot radius curve to the right, 40.53 feet to an existing iron pin in the easterly right-of-way line of East Cedar Street, a 60 foot road, said curve having a chord bearing and distance of N 83 deg. 53' 59.5" W 36.232 feet; thence with said easterly line a 410.93 foot radius curve to the right, 198.63 feet to an existing iron pin, said curve having a chord bearing and distance of N 23 deg. 36' 48.5" W 196.705 feet; thence, N 9 deg. 45' 57" W 32.00 feet to an existing iron pin, said iron pin being a southwesterly corner of Lot 1 on the Plat of Section Eleven, Northgate Park, of record in Plat Book 6250, page 114, R.O.D.C., Tennessee; thence, with a southerly line of said Lot 1, N 38 deg. 41' 35" E 139.86 feet to an iron pin set, said iron pin also being the westerly corner of Lot 2, Section 14, Northgate Park, of record in Plat Book 6200, page 180, R.O.D.C., Tennessee; thence, with the southwesterly line of said Lot 2, S 46 deg. 52' 52" E 253.86 feet to an iron pin set in the northerly right-of-way line of Long Hollow Pike, an 84 foot road; thence, with said northerly line in a southwesterly direction and a 1390.39 foot radius curve to the right, 215.00 feet to the point of beginning, said curve having a chord bearing and distance of S 45 deg. 13' 53.5" W 214.786 feet, the herein described tract containing 1.15 acres, more or less.

BEING a part of the property conveyed to Roy C. Flowers by deed from Parthenon Inc., a Tennessee corporation, of record in Book 5216, page 407, Register's Office for Davidson County, Tennessee, and all the property conveyed to Roy C. Flowers, Trustee, by quitclaim deed of record in Deed Book 5832, page 376, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Being an appurtenant, non-exclusive permanent easement for the purpose of constructing, using and maintaining a storm sewer and appurtenant works in said easement, including the right to clean, repair and care for said storm sewer and access to said easement for said purpose and being 10.00 feet in width, the same being 5.00 feet on each side of the following described centerline as described by a survey made by Ragan-Smith-Murphy & Associates, Inc., dated January 15, 1985, as follows, to-wit:

BEGINNING at a point in the common line between McDonald's Site (Lot No. 3, Section 14, Northgate Park) and Lot No. 1, Section II, Northgate Park, as of record in Book 6250, page 114, R.O.D.C., Tennessee, said point being N 38° 41' 35" E 85.86 feet from the easterly right-of-way line of East Cedar Street, as measured along the common line as noted above; thence, N 51° 18' 25" W 13.00 feet; thence N 31° 48' 34" E 78.00 feet; thence N 38° 41' 35" E 200.00 feet; thence, N 26° 16' 50" E 75.00 feet; thence N 67° 08' 04" W 98.00 feet; thence, N 21° 12' W 23.01 feet to the end of said easement in

the existing southerly margin of an existing drainage easement for Mansker Creek as set out on the final plat of Section II, Northgate Park, as of record in Book 6250, page 114, Register's Office for Davidson County, Tennessee.

BEING part of the permanent easement No. 2 conveyed to Roy C. Flowers, by deed of easement from The Nashville North Motel, a Limited Partnership, of record in Book 6382, page 756, Register's Office for Davidson County, Tennessee.

I-8392
IDENTIF. REFERENCE
FEB 15 11 29 AM '85
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6493 PAGE 384

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

312500.00- CAMT.
812.50 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 828.00-
1530A02/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

183392

IDENTIF. REFERENCE

FEB 15 11 29 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108911