Box 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
CTI Restaurants, Inc. 1717 West End Avenue Nashville, TN 37203	SAME	Map: 120-5 Parcel: 198
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 AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, SOUTHERN HOSPITALITY CORPORATION (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said CTI Restaurants, Inc., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, two certain tracts or parcels 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.

2. Deed of Trust of record in Book 4766, page 693, Register's Office for Davidson County, Tennessee and Financing Statement of record in Book 4766, page 703, said Register's Office, both as assigned by instrument of record in Book 4766, page 712, said Register's Office.

3. All matters shown on the Plan of record in Book 4715, page 37, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $487,993.00.

CTI Restaurants, Inc.

By: [signature]
Title: PRESIDENT

Subscribed and sworn to before me this 29th day of November, 1984.

[signature]
Notary Public
My Commission Expires: 6/5/88

[illegible] BETHSHEBA SHAW DAVIS NOTARY PUBLIC

02/28-4278.30- CHECK

4854

4. Restrictive Covenants in instrument of record in Book 2796, page 604, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants in instrument of record in Book 3978, page 722, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1195 Murfreesboro Road, Nashville, Tenessee 37217.

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

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

And Grantor does further covenant and bind itself 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 Grantor has caused this Deed to be executed by its duly authorized officer this 29th day of November, 1984, effective as of the 30th day of November, 1984.

1 8 6 1 1 9

T IDENTIF. REFERENCE
FEB 28 4 07 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SOUTHERN HOSPITALITY CORPORATION

By: H. R. Hillenmeyer, President
Henry R. Hillenmeyer,
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sharon S. Bethshears, a Notary Public of the State and County aforesaid, personally appeared Henry R. Hillenmeyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Southern Hospitality Corporation, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 29th day of November, 1984.

Sharon S. Bethshears
Notary Public

My Commission Expires: 10/5/85

S. BETHSHEARS NOTARY PUBLIC DAVIDSON CO.

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of The Danley Corporation Subdivision, as of record in Book 4595, page 163, Register's Office for said County, described as follows:

BEGINNING at an iron pin on the southerly right-of-way line of Murfreesboro Road, said iron pin being 240 feet eastwardly from the center-line of Glengarry Drive; thence along the southerly right-of-way of Murfreesboro Road, S. 48° 53' E. 191.00 feet to an iron pin; thence S. 47° 12' W. 6.00 feet to an iron pin; thence S. 49° 22' W. 255.35 feet to an iron pin; thence N. 80° 34' W. 33.10 feet to an iron pin; thence N. 14° 47' 41" W. 190.21 feet to an iron pin; thence northeastwardly with a curve having a radius of 342.37 feet, a distance of 149.12 feet to an iron pin; thence N 41° 07' E. 25.00 feet to an iron pin the point of beginning.

BEING the same property conveyed to Ireland's Restaurants, Inc., by deed from The Danley Corporation of record in Book 4699, page 681, Register's Office for Davidson County, Tennessee, said Ireland's Restaurants, Inc. having merged with Wendy's of Nashville, Inc. to form Southern Hospitality Corporation by Articles of Merger and Plan of Merger dated February 1, 1980.

TRACT 2:

Land in Davidson County, Tennessee, being Lot 2 on The Danley Corporation Subdivision, in Book 4595, page 163, Register's Office, Davidson County, described as follows:

Commencing at a concrete monument located at the intersection of the eastern right-of-way margin of Glengarry Drive and the southern right-of-way margin of Murfreesboro Road; thence in a southwesterly direction with a curve to the left having a radius of 25.0 feet 39.27 feet to a concrete monument; thence continuing in a southerly direction with a curve having a radius of 211.70 feet 269.51 feet to an iron pin; the point of beginning; thence S. 12° 33' W. 54.19 feet to an iron pin; thence continuing with the eastern right-of-way margin of Glengarry Drive with a curve to the right having a radius of 427.20 feet 109.35 feet to an iron pin; thence leaving said right-of-way S. 80° 34' E. 123.20 feet to an iron pin; thence N. 14° 47' 41" W. 190.21 feet to an iron pin; thence in a southwesterly direction with a curve to the right having a radius of 342.37 feet a distance of 67.99 feet to an iron pin; the beginning of a curve to the right having a radius of 25.0 feet; thence 39.27 feet along the curve to an iron pin; the point of beginning; said tract containing 0.33 acres, more or less.

Being the same property conveyed to Ireland's Restaurants, Inc. by The Danley Corporation by deed of record in Book 4754, page 443, said Register's Office as corrected by Deed of Correction of record in Book 4766, page 670, said Register's Office, said Ireland's Restaurants, Inc. having merged with Wendy's of Nashville, Inc. to form Southern Hospitality Corporation by Articles of Merger and Plan of Merger dated February 1, 1980.

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

RECEIVED OF _____ BOOK 6501 PAGE 592

FOR _____

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

487993.00- CAMT.
1266.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1278.30-
4854A02/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 1 1 9

IDENTIF. REFERENCE

FEB 28 4 07 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 112148