ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Insured Income Properties 1985 a Delaware limited partnership	Same	96-13-154.2
(NAME)	(NAME)	
3443 North Central, Suite 511		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Phoenix, Arizona 85012		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6741 PAGE 279

For and in consideration of the sum of Ten and ($10.00) no/100---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

Arby's Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said Insured Income Properties 1985, a Delaware limited partnership

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 Arby's Inc., by deed from Tennessee River Properties, Inc., a Kentucky Corporation, of record in Book 6413, page 654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1985 State & County Taxes, sanitary sewers and/or storm drainage easement of record in Book 5139, page 93, and storm water detention agreement of record in Book 6435, page 73, said Register's Office.

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 19 | 39 PM '85

IDENTIFICATION REFERENCE

6 2 6 9 2

This is improved ( ) property, known as Elm Hill Pike and Donelson Pike (House Number) (Street)

unimproved ( )

Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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

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

Witness our hands this 12th day of December, 19 85.

Arby's Inc.

By: Robert M. Nassar VP

STATE OF TENNESSEE

BOOK 6741 PAGE 280

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, or proved to me on the basis of satisfactory evidence, 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 _____

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF Fulton

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Kamal M. Nassar and —— with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Kamal M. Nassar to be the Vice President and — respectively of Arby's Inc., the within named bargainor, a corporation, and that Kamal M. Nassar as such Vice President and ——, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Kamal M. Nassar as Vice President and attesting the same by the said —— as ——.

Witness my hand and seal, at office in Fulton County, Ga, this 12th day of December, 19 85.

Lori A Calta Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Feb. 28, 1989

Commission expires _____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 627,000.00

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

Sandra L. Plaucher

Sworn to and subscribed before me

this 19th day of December, 19 85.

My commission expires 27 May, 1987 Notary Public Deveraux Hamm

This instrument was prepared by:

William T. Bozeman, Attorney 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

TO

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

FILE TICOR TITLE INSURANCE COMPANY

FILE TICOR TITLE INSURANCE COMPANY

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

RECEIVED OF _____

FOR _____

BOOK 6741 PAGE 281

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

6270 . 0 - 021.
1630.50 03TX
.50 23Y
6.00 MT
1675.00
03D7A12/19/85 23 .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2 6.9 2

IDENTIFICATION REFERENCE

Dec 19 1 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203319