This Instrument prepared by: Thomas W. Carton, Jr., Esq., 4288 W. Dublin-Granville Rd., Dublin, Ohio 43017

CORPORATE FORM

THIS INDENTURE, made and entered into this 5th day of June 1986

by and between Wendy's Capital Corporation (successor in merger to Wenequity, Inc a corporation organized and existing under and by virtue of the laws of the State of Virginia, party of the first part, and
Great Western Credit Corporation, a Nevada corporation

party, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said part y of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed from Southern Hospitality Corporation by Warranty Deed of record in Book 6041, Page 206, Davidson County records.

RESPONSIBLE TAXPAYER:
Great Western Credit Corporation
c/o Cooley, Godward, Castro, Huddleson & Tatum
One Maritime Plaza, Suite 2000
San Francisco, CA 94111

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN
JUN 19 4 00 PM '86
IDENTIFICATION REFERENCE
12468

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said part y of the second part, its /XXXX successors and assigns in fee simple forever.

Subject to all easements, covenants, conditions, restrictions, reservations and rights-of-way of record; zoning ordinances; and real estate taxes and assessments not yet due and payable.

And the said party of the first part does hereby covenant with the said part y of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: **TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged.**

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

WENDY'S CAPITAL CORPORATION

By: Vice President.

ATTEST: Secretary

R. MICHAEL KENNEDY, JR.
Secretary

Address of Property 3131 Dickerson Road, Nashville, TN

Mailing Address for Tax Notices Great Western Credit Corporation, 5270 Neil Road, Reno, Nevada 89503

STATE OF ~~TENNESSEE~~ OHIO COUNTY OF ~~SHELBY~~ FRANKLIN

On this 5th day of June, 1986, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Thomas W. Carton, Jr. with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Wendy's Capital Corporation, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Notarial Seal at office the day and year above written.

Deborah L. Edel
Notary Public

DEBORAH L. EDEL
Notary Public, State of Ohio
My Commission Expires March 8, 1991

MY COMMISSION EXPIRES:

STATE OF ~~TENNESSEE~~ OHIO COUNTY OF ~~SHELBY~~ FRANKLIN

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $634,195, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of June, 19 86

Deborah L. Edel
Notary Public

DEBORAH L. EDEL
Notary Public, State of Ohio
My Commission Expires March 8, 1991

MY COMMISSION EXPIRES

MEMPHIS TITLE

100 North Main Building
P.O. Box 3073
Memphis, Tennessee 38103
Phone (901) 525-4343

WARRANTY DEED

TO

State Tax . . . . . $
Clerk's Fee . . . . . $
TOTAL . . . . . $

Paid
Deputy County Court Clerk.

MTC 0019

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared

and

with whom I am personally acquainted and who upon oath acknowledged themselves to be the President and Secretary, respectively of

the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

President, and attesting the same by the Secretary.

WITNESS my hand and official seal at office this day of , 19

COMMISSION EXPIRES:

Notary Public

IV-4

BOOK 6892 PAGE 625

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being part of the real estate of William Phillips of record in Plat Book 57, page 21, Register's Office of Davidson County, Tennessee and also shown as Parcel 34.1 on Metropolitan Property Map 60-4, and being more particularly described pursuant to a survey of Ragan-Smith-Murphy & Associates, Inc. dated March 25, 1983 (Job No. 82-092; Work Order 1459) as follows:

Beginning at an existing P.K. nail at the intersection of the east right-of-way line of Dickerson Pike, U.S. 41, 31-W and the south right-of-way line of Maplewood Lane; thence,

1. With the right-of-way line of Maplewood Lane, S 83°26'00" E a distance of 150.00 feet to an existing iron pin; thence,

2. Leaving said right-of-way line of Maplewood Lane, S 5°00'00" W a distance of 161.50 feet to an existing iron pin; thence,

3. N 83°26'00" W a distance of 150.00 feet to an existing iron pin on the east right-of-way line of Dickerson Pike, U.S. 41, 31-W; thence,

4. With said line, N 5°00'00" E a distance of 161.50 feet to the point of beginning and containing 24,216 square feet or 0.556 of an acre.

Being the same property conveyed to Wenequity, Inc. by deed from Southern Hospitality Corporation, a Tennessee corporation, of record in Book 6041, page 206, Register's Office for Davidson County, Tennessee.

60-4-
Par 34.1

AFTER RECORDING RETURN TO:
TICOR TITLE INSURANCE CO.
175 S. Third St., Suite 270
Columbus, Ohio 43215
038-03403-44 WCC-IV-4

Box 33

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

RECEIVED OF _____

FOR _____

BOOK 6892 PAGE 626

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

634195.00- CONT.
1648.90 RSTAX
.50 PRFE
9.00 MDEED
CHECK 1659.40-
7779406/19/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12468

IDENTIFICATION REFERENCE

JUN 19 4 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 261309