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81068

THIS INSTRUMENT PREPARED BY:

Richard A. Jones
Evans, Jones & Reynolds
6th Floor, Metropolitan Federal Bldg.
230 Fourth Avenue North
Nashville, Tennessee 37219-0047

IDENTIFICATION REFERENCE

JAN 7 1 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RISA

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Kermit C. Stengel, Jr.	Wendy's of Nashville, Inc.	Map: 102-8
15th Floor, Third Nat'l Bank	P. O. Box 48	Parcel: 119
201 4th Avenue North	Nashville, TN 37202	
Nashville, TN 37219		

FOR AND IN CONSIDERATION of the Sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by Kermit C. Stengel, Jr., and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Kermit C. Stengel Co., a Tennessee Corporation, has bargained and sold and does hereby transfer and convey unto the said Kermit C. Stengel, Jr., his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of the R. Wayne Oldham Property, a Subdivision Plat of which is of record in Book 4955, page 93, Register's Office for Davidson County, Tennessee, and being further described according to a survey by Southern Consultants, Inc., dated June 14, 1977, as follows:

Beginning at an iron pin on the northeast margin of Hillwood Boulevard, 120.2 feet South of the end of a 40-foot radius return with the south right-of-way of Charlotte Pike; thence, leaving said Hillwood Boulevard, North 41 degrees 31' 13" East, a distance of 219.25 feet to a point in the South margin of an unimproved 20-foot alley; thence, with the South margin of said alley, South 48 degrees 32' East, a distance of 59.00 feet to an iron pin; thence, North 70 degrees 18' East, a distance of 2.27 feet to an iron pin; thence, with the South margin of said 20-foot unimproved alley South 33 degrees 07' East, a distance of 72.51 feet to an iron pin; thence, leaving said alley South 41 degrees 31' 13" West, a distance of 226.73 feet to an iron pin in the northeast margin of Hillwood Boulevard; thence, with said North margin of Hillwood Boulevard on a curve with a radius of 940.00 feet, a distance of 132.46 feet to the point of beginning, containing 0.68 acres (29,620 square feet) according to said survey.

Being the same property conveyed to Volunteer Investments, Inc. by deed from R. Wayne Oldham, d/b/a WOMCO, of record in Book 5274, page 47, Register's Office of Davidson County, Volunteer Investments, Inc. having changed its corporate name to Kermit C. Stengel Co. on May 17, 1982, as evidenced by Articles of Amendment filed with the Tennessee Secretary of State, Document Locator No. 00288 00771, and of record in Book 5889, page 259, Register's Office of Davidson County, Tennessee (RODC).

This is improved property known as 850 Hillwood Boulevard, Nashville, Tennessee, 37209.

This conveyance is made pursuant to a plan of reorganization and liquidation involving the transfer of all the assets of the Grantor corporation in this State, as provided in T.C.A. Section 67-4-409(e).

This conveyance is expressly subject to the following:

1. 1986 State and County real estate taxes.

2. Easements and conditions of the Owners Certificate contained in the Plan of the R. Wayne Oldham Property, a Subdivision Plat of which is of record in Book 4955, page 93, RODC.

3. Easement for sanitary sewers of record in Book 4337, page 144, RODC.

4. Restrictions contained in the deed of record in Book 5150, page 972, RODC, as amended by an instrument of record in Book 5224, page 459, RODC.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Kermit C. Stengel, Jr., his heirs and assigns forever. Kermit C. Stengel Co. covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Kermit C. Stengel Co. further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Kermit C. Stengel, Jr., his heirs and assigns, against the lawful claims of all persons.

IN TESTIMONY WHEREOF, Kermit C. Stengel Co. has caused its name to be signed hereto by its duly authorized officer on this 30th day of December, 1986.

KERMIT C. STENGEL CO.

BY: _____
KERMIT C. STENGEL, JR.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Richard A. Jones, a Notary Public of the State and County aforesaid, personally appeared Kermit C. Stengel, Jr., 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 Kermit C. Stengel Co., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, this 30th day of December, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 7-18-87.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00.

AFFIANT

Subscribed and sworn to before me, this the 30th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 7-18-87.