PREPARED BY AND RETURN TO: Paul Charles Wesch, Esq.
Post Office Box 160306
Mobile, Alabama 36616

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STATE OF TENNESSEE .

COUNTY OF DAVIDSON .

The actual consideration for this transfer or the value of the property, whichever is greater is $500,000 .

James A. Chesley, III
Affiant

Bonnie S. Erickson
Notary Public

My Commission Expires:
July 9, 1989

5278 05/11 0101 03CHECK 1662.50

Address New Owner: and tax bills
McDonald's Corporation
Post Office Box 66207
AMF O'Hare
Chicago, Illinois 60666

Map/Parcel Number:
P/O map 64-16
parcel 27

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged.

THE MITCHELL COMPANY, an Alabama general partnership (the "Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto McDONALD'S CORPORATION, a Delaware corporation, its successors and assigns (the "Grantee"), the following described tract or parcel of land located in Hermitage, Davidson County, Tennessee, as more particularly described as "Exhibit A" attached hereto and incorporated herein by reference.

SUBJECT TO all restrictions, reservations, easements and exceptions set forth on "Exhibit B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, titles, and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever. Grantor covenants with 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 on said "Exhibit B".

GRANTOR FURTHER COVENANTS and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been duly executed by Grantor this 8th day of May, 1989.

THE MITCHELL COMPANY, an Alabama general partnership

By: Armay Development Corporation, a Delaware corporation and general partner of The Mitchell Company

By: _____
John B. Saint
Its President

ATTEST:

_____
Its Assistant Secretary

[Corporate Seal]

STATE OF ALABAMA.

COUNTY OF MOBILE.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Saint, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of May, 1989.

_____
NOTARY PUBLIC

My Commission Expires:

8-21-91

EXHIBIT A

Legal Description

A certain tract of land lying and being in the 2nd Civil District of Metropolitan Nashville, Davidson County, Tennessee, being outparcel 2 on the final plat of Oakwood Commons of record in Book 6900, page 639, R.O.D.C.T., and being more particularly described as follows:

Beginning on an iron pin (set) in the North margin of U.S. Hwy. 70, said point of beginning located South 87 degrees 45 minutes 17 seconds East 889.54 feet from the southeast corner of Lot "A", Section Two, Jackson Square Commercial Subdivision of record in Book 4885, page 2, R.O.D.C.T., thence:

North 04 degrees 27 minutes 40 seconds East 198.83 feet to an iron pin (set), thence:

South 87 degrees 09 minutes 53 seconds East 10.40 feet to an iron pin (set), thence:

Along a curve to the right having a central angle of 22 degrees 00 minutes 00 seconds, a radius of 309.08 feet and a chord bearing and distance of South 76 degrees 09 minutes 54 seconds East 117.95 feet to an iron pin (set), thence:

Along a curve to the left having a central angle of 22 degrees 00 minutes 00 seconds, a radius of 261.80 and a chord bearing and distance of South 76 degrees 09 minutes 54 seconds East 99.91 feet to an iron pin (set), thence:

South 87 degrees 09 minutes 53 seconds East 68.00 feet to an iron pin (set), thence:

South 02 degrees 50 minutes 07 seconds West 158.04 feet to an iron pin (set) in the North margin of U.S. Hwy. 70, thence:

Along said margin along a curve to the left having a central angle of 00 degree 59 minutes 27 seconds, a radius of 17225.00 feet and a chord bearing and distance of North 86 degrees 59 minutes 57 seconds West 297.90 feet to the point of beginning.

Containing 51,510 sq. ft. or 1.18 acres, more or less.

Being part of the same property conveyed to The Mitchell Company by deed from Gilbert S. Merritt, Jr. and Angie Cantrell Merritt Donelson by deed of record in Book 7730, page 679, said Register's Office.

EXHIBIT B

Exceptions to Title

1. Taxes for 1989, a lien not yet delinquent.

2. Storm and Water Detention Agreement of record in Book 7457, page 575, Register's Office, Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage executed by Judge Gilbert Merritt, dated August 3, 1988, of record in Book 7618, page 616, said Register's Office.

4. Matters shown on plat of Oakwood Commons, dated April 13, 1988, of record in Book 6900, page 639, said Register's Office.

5. Matters shown on survey prepared by Lichliter/Jameson & Associates, Inc., dated December 20, 1988, and revised on January 18, 1989, as Project No. 027-0201-30.

3 2 2 5 2

Mar 11 2 31 PM '89

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
500000.00
CON TX 1650.00
PRFEE 0.50
WDEED 12.00
TOTAL 16
CHECK 16__

05/11/89 01 14:32 0001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32232

MAY 11 2 31 PM '89

No. 218715