LL476 5/25/891am

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

# SPECIAL WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s): |
|---|---|---|
| KFC National Management Company<br>P.O. Box 32070<br>Louisville, KY 40232 | Same | Map 134<br>Parcel 190 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, WINNERS CORPORATION, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto KFC NATIONAL MANAGEMENT COMPANY, a Delaware corporation ("Grantee"), certain real property in Davidson County, Tennessee, described on the attached Exhibit "A".

This is improved property known as: 336 Harding Place Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth in the title insurance policy furnished by Grantor to Grantee), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 25th day of May, 1989.

WINNERS CORPORATION

By: _____
Title: President

37274

MAY 31 3 21 PM '89

1365 05/31 0101 03CHECK 1427.84

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, Lonnie J. Stout II, 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 WINNERS CORPORATION, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 25th day of May, 1989.

Laura Hencoh
Notary Public

My Commission Expires:
5-22-93

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value (whichever is greater) for this transfer is $429,818.00.

Denver Berry
Affiant

Subscribed and sworn to before me, this 26th day of May, 1989.

Laura Hencoh
Notary Public

My Commission Expires:
5-22-93

BEING LOT NO. 4 ON THE PLAN OF OAK BROOK SQUARE AND RESUBDIVISION OF LOT 1 OF SECTION II, HARDING PLACE NORTH OF RECORD IN BOOK 6250, PAGE 713, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY MARGIN OF HARDING PLACE AND THE EAST RIGHT OF WAY MARGIN OF METROPLEX DRIVE THENCE NORTH 04°47'52" EAST 25.00 FEET TO A CONCRETE IRON PIN BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 04°47'52" EAST 175.00 FEET TO AN IRON PIN

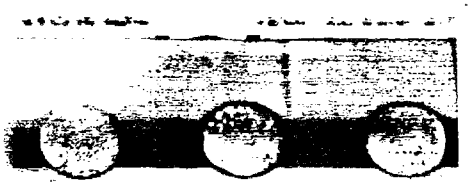
THENCE NORTH 89°17'34" EAST 198.91 FEET TO AN IRON PIN

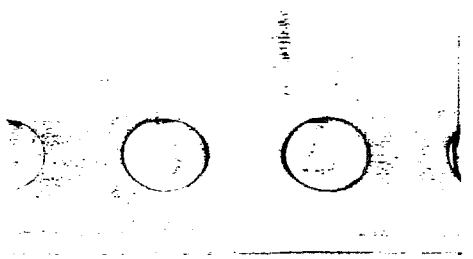
THENCE SOUTH 04°41'28" WEST 219.09 FEET TO AN IRON PIN

THENCE NORTH 85°12'08" WEST 173.40 FEET TO AN IRON PIN

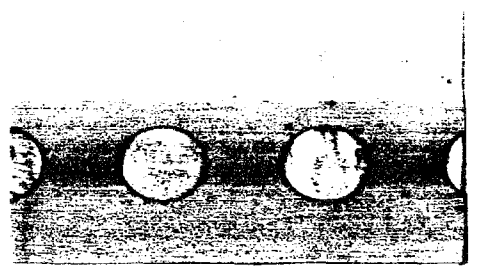
THENCE WITH A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET) A DISTANCE OF 39.27 FEET TO AN IRON PIN BEING THE TRUE POINT OF BEGINNING CONTAINING 41,399.62 SQUARE FEET OR 0.9504 ACRES.

Being the same real property conveyed to Grantor (f/k/a Volunteer Capital Corporation), a Tennessee corporation by deed from EVSV Associates, a joint venture of record in Book 5875, page 598, said Register's Office. Title is now vested in Winners Corporation, as successor by corporate name change of Volunteer Capital Corporation, a Tennessee corporation.









**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 415

| | | |
|---|---|---|
| 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
429818.00
CON TX 1418.34
PRFEE 0.50
WDEED 9.00
TOTAL ~~1427.84~~
CHECK ~~1427.84~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/89 01 15:23 0001 1365

37274

DEPUTY REGISTER

MAY 31 3 21 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 214724