LL474 05/25/891am

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 43-9<br>Parcel 11 |

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 415 Gallatin Road North Madison, 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

37276

MAY 31 3 22 PM '89

1367 05/31 0101 03CHECK 1427

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 Lincoln
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.

Dewees Berry
Affiant

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

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

A TRACT OF LAND LOCATED IN METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BEING PARCEL 11 ON MAP 43-9 OF THE TAX ASSESSOR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING PART OF LOT 1 ON THE PLAN OF DIVISION OF THE GEE LANDS, AS OF RECORD IN PLAT BOOK 332, PAGE 74, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOTS 12, 13, & 14 ON THE UNRECORDED PLAN OF SUBDIVISION OF THE EAST PART OF LOT 1 OF THE GEE LANDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY MARGIN OF GALLATIN PIKE AND THE SOUTHERLY RIGHT OF WAY MARGIN OF WILLIAMS AVENUE, THENCE SOUTH 01°26'00" WEST 17.51 FEET TO AN IRON PIN BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 01°26'00" WEST 159.59 FEET TO AN IRON PIN

THENCE NORTH 88°34'00" WEST 175.00 FEET TO AN IRON PIN

THENCE NORTH 01°26'00" EAST 177.56 FEET TO AN IRON PIN

THENCE WITH A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 97°35'00" AND A RADIUS OF 20.00 FEET) A DISTANCE OF 34.06 FEET TO AN IRON PIN

THENCE SOUTH 80°59'00" EAST 136.19 FEET TO AN IRON PIN

THENCE WITH A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 82°25'00" AND A RADIUS OF 20.00 FEET) A DISTANCE OF 28.77 FEET TO AN IRON PIN BEING THE TRUE POINT OF BEGINNING CONTAINING 32,852.00 SQUARE FEET OR 0.754 ACRES

Being the same real property conveyed to Grantor, (f/k/a Volunteer Capital Corporation) by deed from Robert S. Moon of record in Book 5856, page 38, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 423

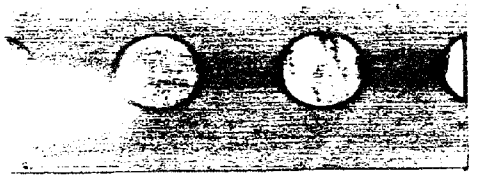
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 429818.00
CON TX 1418.34
PRFEE 0.50
MTGFEE 9.00
TOTAL 1427.84
CHECK 1427.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/89 01 15:24 0001 1367



3727.6

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

MAY 31 3 22 PM '89

No. 214726