4514A

TENNESSEE DEED
TN 409 FEE
DAVIDSON COUNTY

COUNTY OF FULTON

BOOK 7923 PAGE 511

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
		161-00-156
		Field Book No.
RTM Winners, L.P.	RTM Winners, L.P.	6DU-71240
(NAME)	(NAME)	
2130 LaVista Executive Park	2130 LaVista Executive Park	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Tucker, Georgia 30084	Tucker, Georgia 30084	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	
	Attn: Mr. J. Russell Welch	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration.

WINNERS CORPORATION, A TENNESSEE CORPORATION,
f/k/a VOLUNTEER CAPITAL CORPORATION

have bargained and sold, and by these presents do transfer and convey unto the said

RTM WINNERS, L.P., A GEORGIA LIMITED PARTNERSHIP

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A" attached hereto and made an essential part hereof.

Said property is conveyed, and the covenants set forth below are made, subject to the matters listed on Exhibit "B", attached hereto and made an essential part hereof.

This is improved property, known as 5701 Nolensville Road, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall included the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 03 day of August, 1989.

WINNERS CORPORATION, f/k/a Volunteer
Capital Corporation

By: R. Gregory Lewis
R. Gregory Lewis
Vice President Finance and Secretary

1044

REFERENCE

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STATE OF GEORGIA

COUNTY OF FULTON

Before me, R. Gregory Lewis, a Notary Public for Georgia State-at-Large, personally appeared R. Gregory Lewis with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the Vice President of Finance and Secretary of Winners Corporation, a Tennessee corporation f/k/a Volunteer Capital Corporation, the within named bargainor, a corporation and that as such he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation thereto.

Witness my hand and seal, at office in Atlanta, Georgia, this 23 day of August, 1989.

(Affix Notary Seal) Cathy Clary Notary Public

Commission expires Notary Public, DeKalb County, Georgia My Commission Expires Nov. 2, 1991

STATE OF GEORGIA

COUNTY OF FULTON

The actual consideration for this transfer or value of property (whichever is greater) is THREE HUNDRED THIRTY-SIX THOUSAND FOUR HUNDRED THIRTY-FIVE AND NO/100 ($336,435.00) DOLLARS. This is equal to or greater than the property would bring at a fair and voluntary sale.

J. Russell Welch

Sworn to and subscribed before me
this 23 day of August, 1989.

My commission expires Notary Public, DeKalb County, Georgia My Commission Expires Nov. 2, 1991 Notary Public Cathy Clary

This instrument was prepared by:

Philip G. Skinner, Esq.
Arnall Golden & Gregory
1040 Crown Pointe Parkway
Suite 800
Atlanta, Georgia 30338

TN409FEE
Davidson County, Tennessee

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EXHIBIT 'A'

Being a parcel of land located in the First Civil District, formerly the Sixth Civil District, Nashville, Davidson County, Tennessee, bounded on the East by Nolensville Road and on the North by Hickory View Drive. Further, being reserved Parcel 7, as shown on the Plan of the Fourth Revision of Hickory Plaza, of record in Book 4860, page 55, Register's Office for Davidson County, Tennessee, and also on the Plan of Hickory Plaza, Section Two, of record in Book 5200, page 68, said Register's Office; and being more particularly described according to a survey of Michael V. Holmes and Associates, Inc., dated February 24, 1984, as follows:

Beginning at an iron pin located in the northeast corner of the subject property on the west margin of Nolensville Road; thence, with the west margin of Nolensville Road with a curve to the right having a central angle of 1 degree 24 minutes 33 seconds and a radius of 6,499.22 feet, 159.85 feet to an iron pin located in the southeast corner of the subject property on the west margin of Nolensville Road; thence, S 84 degrees 38 minutes 20 seconds W 158 feet to an iron pin located in the southwest margin of the subject property; thence, N 5 degrees 1 minutes W 209.45 feet to an iron pin located in the northwest corner of the subject property on the southern margin of Hickory View Drive; thence, S 84 degrees 32 minutes 56 seconds E 136.88 feet to a concrete monument located on the northern boundary of the subject property and the southern margin of Hickory View Drive; thence, with the intersection of Hickory View Drive and Nolensville Road, with a curve to the right having a central angle of 77 degrees 46 minutes 43 seconds and a radius of 25 feet 33.94 feet to the point of beginning.

This conveyance includes all rights reserved by Cousins Properties of Tennessee, Inc., to itself, its successors and assigns by deed of record in Book 4827, page 892, Register's Office for said County in a certain perpetual non-exclusive easement for various purposes including the passage of pedestrian and vehicular traffic ingress and egress, parking of automobiles and the free and unrestricted access between land conveyed in said deed and lands retained by Grantor therein, to the extent that such rights benefit the property conveyed herein.

TOGETHER WITH all rights granted by that certain Reciprocal Easement Agreement recorded in Book 5406, page 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed of record in Book 6287, page 320, said Register's Office.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

TENNESSEE DEED
TN 409 FEE
DAVIDSON COUNTY

EXHIBIT "B"

1. Taxes for 1989, a lien but not yet due and payable.

2. Rights and easements in adjoining properties for the flow of vehicular and pedestrian traffic, ingress and egress, the parking of automobiles, and other matters, as set forth in Reciprocal Easement, dated February 23, 1979, of record in Book 5406, page 784, said Register's Office.

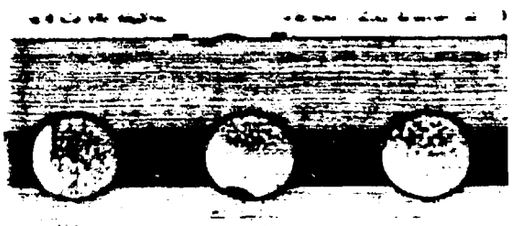
3. The plans of record in Book 4860, page 55 and Book 5200, page 68, shows as owners certificate, and various notes.

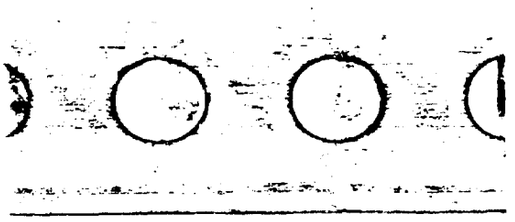
0088t

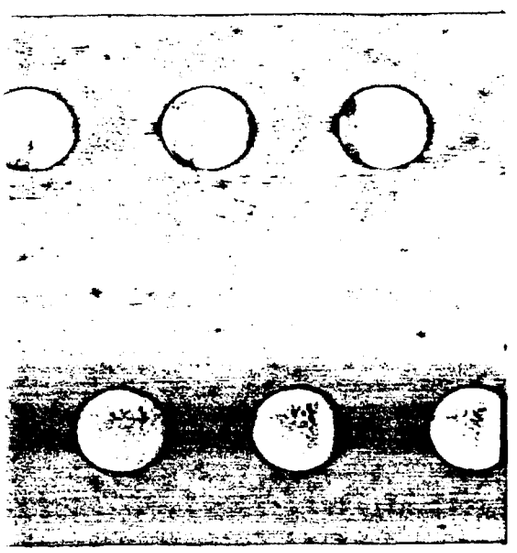
EXHIBIT "B"
(continued)

4. Other easements, encroachments, and restrictions, if any, that are minor in nature that do not significantly affect the existing use of the real property; and zoning ordinances and violations thereof which are permitted as non-conforming uses, if any, which do not materially adversely affect the existing use of the restaurant on the real property.

9578 08/25 0101 03CHECK 1126.12







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
336435.00
CON TX 1110.12
PRFEE 1.00
WDEED 15.00
TOTAL 1126.12
CHECK 1126.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/89 01 15:06 0001 9578

6104.4

IDENTIFICATION REFERENCE

AUG 25 3 04 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 242799