4514A

TENNESSEE DEED
TN 387 FEE
DAVIDSON COUNTY

BOOK 7923 PAGE 517

COUNTY OF FULTON

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
		86-01-73
		Field Book No.
RTM Winners, L.P.	RTM Winners, L.P.	4D-25440
(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 3440 Lebanon, Hermitage, Tennessee 37076.

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 23 day of August, 1989.

WINNERS CORPORATION, f/k/a Volunteer
Capital Corporation

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

RECEIVED
AUG 25 3 00 PM 89
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

6 1 U 4 5

8-25-89 - 1.126.12 dash

4514A

TENNESSEE DEED
TN 387 FEE
DAVIDSON COUNTY

STATE OF GEORGIA

BOOK 7923 PAGE 518

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Hermitage Commercial Park, of record in Book 5210, page 279, Register's Office for said County and being a parcel of land in the 2nd, formerly the 4th, Civil District, Nashville, Davidson County, Tennessee, located on the northwesterly side of Lebanon Pike, east of Stones River and more particularly described as follows:

Beginning at a point in the northerly margin of Lebanon Pike, said point being south 52 degrees 16 minutes 10 seconds west, 65.00 feet from a concrete monument identifying the southwest corner of Edwin S. Randall, Jr., as recorded in Book 4267, page 218, Register's Office for Davidson County, Tennessee; thence with said Pike, south 52 degrees 16 minutes 10 seconds west, 336.70 feet to a point; thence north 37 degrees 47 minutes west, 20.00 feet to a point; thence south 52 degrees 16 minutes 10 seconds west, 10.00 feet to a point; thence north 37 degrees 47 minutes west 152.00 feet to a point; thence north 52 degrees 16 minutes 10 seconds east 356.70 feet to a point; thence south 37 degrees 47 minutes east 127.00 feet to a point; thence south 52 degrees 16 minutes 10 seconds west 10.00 feet to a point; thence south 37 degrees 47 minutes east 45.00 feet to the point of beginning.

Being the same property conveyed to Grantor by deed of record in Book 6108, page 545, said Register's Office.

TENNESSEE DEED
TN 387 FEE
DAVIDSON COUNTY
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EXHIBIT "B"

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

2. Subject to restrictive covenants of record in Book 5601, page 791, said Register's Office.

3. The plan of record in Book 5210, page 279, said Register's Office, shows an owners certificate, a 15 foot minimum building setback line from Lebanon Pike, 15 foot easement for public utility purposes along the front line of said lot, with an 8 inch line lying therein, an easement of undetermined width for sanitary sewers across the southwesterly front corner of said lot, and a 10 foot easement for storm drainage across the northeasterly front corner of said lot.

4. Deed for an easement for water and sewer lines 15 feet in width along the front line of said lot which adjoins the right of way of Lebanon Road of record in Book 3180, page 556, said Register's Office.

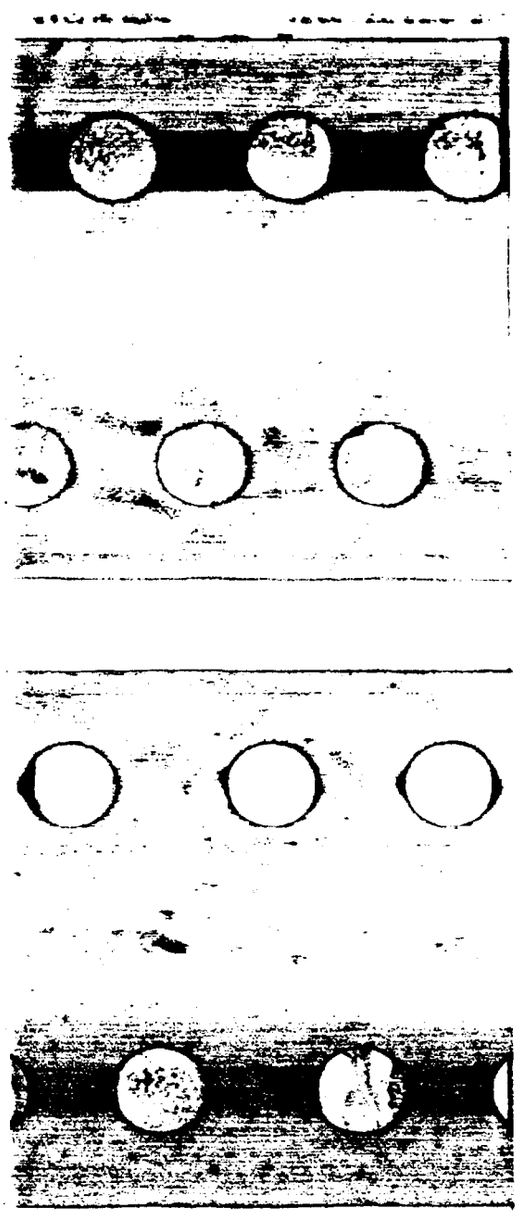
5. Revocation of Declaration of Easements and Reservation of Rights as to utility lines of record in Book 5677, page 600, said Register's Office, which grants to the owners of Parcels 1 and 2 the right of access on Parcel 3 for restoration, repair, replacement or maintenance of utilities, such access rights being limited to an area 15 feet in width on each side of the center line of such easements as they are shown on the referenced plat.

6. Restrictions and encumbrances as contained in the deed from Vadborn Realty Corp., to Winners Corporation of record in Book 6108, page 545, said Register's Office.

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EXHIBIT "B"
(continued)

7. 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.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7923 PAGE 522

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 1125.12
TOTAL 2236.24
CHECK 2236.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/25/89 01 15:07 0001 9579

61045

IDENTIFICATION REFERENCE

AUG 25 3 05 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

VOID
WDEED 1125.12-
WDEED 15.00
NOTAL 1110.12-
CHECK 1110.12-
08/25/89 01 15:07 0001 9580

Total 1,126.12