4484A

DAVIDSON COUNTY
TENNESSEE DEED
BOOK 7923 PAGE 535

STATE OF GEORGIA

TN 353 FEE

COUNTY OF FULTON

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
		133-10-45 Field Book 6DA-36718
RTM Winners, L.P. (NAME)	RTM Winners, L.P. (NAME)	
2130 LaVista Executive Park (STREET ADDRESS OR ROUTE NUMBER)	2130 LaVista Executive Park (STREET ADDRESS)	
Tucker, Georgia 30084 (CITY) (STATE) (ZIP CODE)	Tucker, Georgia 30084 (CITY) (STATE) (ZIP CODE)	
	Attn: Mr. J. Russell Welch	

WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) 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 3751 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 include 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.

EXEMPT FROM REFERENCE

DAVIDSON COUNTY

WINNERS CORPORATION, f/k/a Volunteer Capital Corporation

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

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DAVIDSON COUNTY
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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

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

Commission expires _____

STATE OF GEORGIA

COUNTY OF FULTON

The actual consideration for this transfer or value of property (whichever is greater) is THREE HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED FIFTY-TWO AND NO/100 ($342,552.00) 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 Cathy Clary

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

This instrument was prepared by:

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

EXHIBIT 'A'

Being Lot 1 on the Plan of Allied Industrial Park, Section 19 Revised, recorded in Book 5190, page 593, described as follows:

Beginning at an iron pin in the westerly right of way of Nolensville Road and the southwest corner of Lot 37, Allied Industrial Park, Section 9, Book 4060, page 106, R.O.D.C., Tennessee, thence with a spiral curve to the left 95.58 feet to an iron pin (the chord bearing being South 26 degrees 40 minutes 56 seconds East); thence with a curve to the left 29.42 feet to an iron pin (curve having a radius of 2,316.00 feet and a central angle of 0 degrees 43 minutes 40 seconds and a tangent of 14.71 feet); thence leaving said margin of Nolensville Road South 38 degrees 14 minutes 37 seconds West 44.72 feet to an iron pin; thence South 64 degrees 49 minutes 00 seconds West 202.38 feet to an iron pin; thence North 25 degrees 11 minutes 00 seconds West 127.93 feet to an iron pin; thence North 12 degrees 13 minutes 50 seconds East 21.40 feet to a concrete monument; thence North 64 degrees 49 minutes 00 seconds East 225.41 feet to the point of beginning.

Being the same property conveyed to Winners Corporation, a Tennessee corporation (formerly Volunteer Capital Corporation) by deed from R. L. Eatherly of record in Book 5773, page 805 and Book 5839, page 24, said Register's Office.

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EXHIBIT "B"

1. Taxes for 1989, a lien but no yet due and payable.

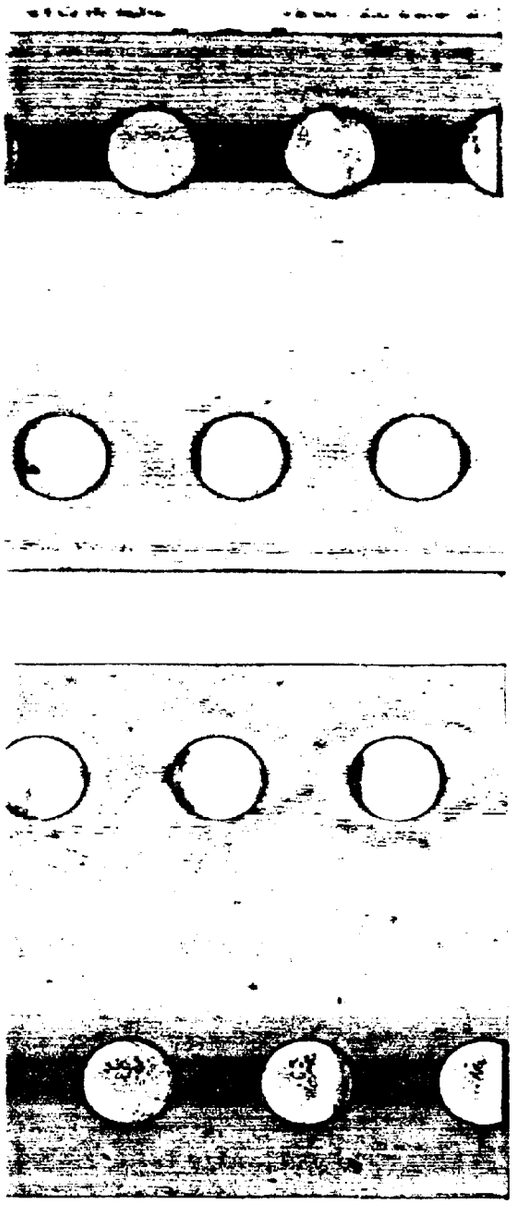
2. The plan of record in Book 5190, page 593, said Register's Office, shows an owners certificate, a 15 foot minimum building setback line from Nolensville Road, a 10 foot public utility and drainage easement along the northwesterly line and a 10 foot drainage easement with an 8 foot x 5 foot concrete box culvert contained therein across the southeasterly portion of said lot.

0088t

EXHIBIT "B"
(continued)

3. 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.

9583 08/25 0101 03CHECK 1146.58



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 342552.00
CON TX 1130.58
PRFEE 1.00
WDEED 15.00
TOTAL ~~1146.58~~
CHECK ~~1146.58~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/89 01 15:10 0001 9583

6104 d.

IDENTIFICATION REFERENCE

AUG 25 3 08 PM '89

DAVIDSON COUNTY, TN

No. 242803