4484A

DAVIDSON COUNTY
TENNESSEE DEED

BOOK 7923 PAGE 553

STATE OF GEORGIA

TN 347 FEE

COUNTY OF FULTON

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
		142-0-223 Field Book 9D-00358
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 7120 Highway 70 South, Nashville, Tennessee 37221.

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.

WINNERS CORPORATION, f/k/a Volunteer Capital Corporation

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

0151

TAX PARCEL REFERENCE

AUG 25 10 11 '89

DAVIDSON COUNTY, TN

4484A

DAVIDSON COUNTY
TENNESSEE DEED

STATE OF GEORGIA

BOOK 7923 PAGE 554

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 FIVE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 ($305,850.00) 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

TN347FEE
Davidson County, Tennessee

BOOK 7923 PAGE 555

EXHIBIT 'A'

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 2 on a Revision of Lot No. 2, Re-Subdivision of Lot Two and Reserved Parcel A Bellevue Center, Section Three, of record in Book 5190, page 554, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the north right of way of U.S. Highway 70 South, said pin being 387.06 feet east of the center line of Belle Forest Circle, thence leaving said right of way North 11 deg. 34 minutes 38 seconds, west 176.31 feet to a point in the center of a 24 foot roadway access easement; thence with the center of the roadway and a curve to the left (having a radius of 993.64 feet and a central angle of 6 deg. 24 minutes 23 seconds) 111.10 feet to a point in the center of the 24 foot roadway access easement; thence leaving road South 7 deg. 59 minutes 39 seconds East 15.05 feet to a concrete monument; thence South 11 degrees 33 minutes East 160.00 feet to a concrete monument in the north right of way of U.S. Highway 70 South; thence with a curve to the right (having a radius of 2775.00 feet and a central angle of 2 deg. 16 minutes 16 seconds) 110.00 feet to the point of beginning.

TRACT II:

Together with a 12 foot non-exclusive joint roadway access easement adjoining said property on the north extending 446.57 feet westerly to Belle Forest Circle, of record in Book 5205, page 114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed of record in Book 5778, page 769, said Register's Office.

4484A

DAVIDSON COUNTY
TENNESSEE DEED
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TN 347 FEE

EXHIBIT "B"

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

2. The plan of record in Book 5190, page 554, said Register's Office, shows an owners certificate, a 15 foot minimum building setback line from U.S. Highway 70 South, and a 10 foot easement for public utility and drainage purposes along the easterly line of said lot, and a 40 foot public utility and drainage easement along the northerly line of said lot, and 24 foot join roadway access easement for ingress and egress across the northerly end of said lot as shown on plat of record. Plat specified that access is permitted only at points as shown on said plat of record, and a 3 foot x 15 foot utility anchor easement located on the southeasterly corner of said lot.

3. Title to that portion of the premises embraced within the bounds of any roads or highways.

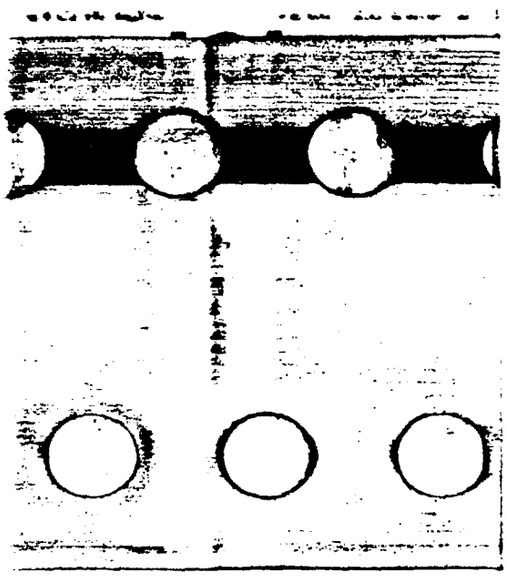
4. A 12 foot non-exclusive joint roadway access easement of record in Book 5205, page 114, said Register's Office.

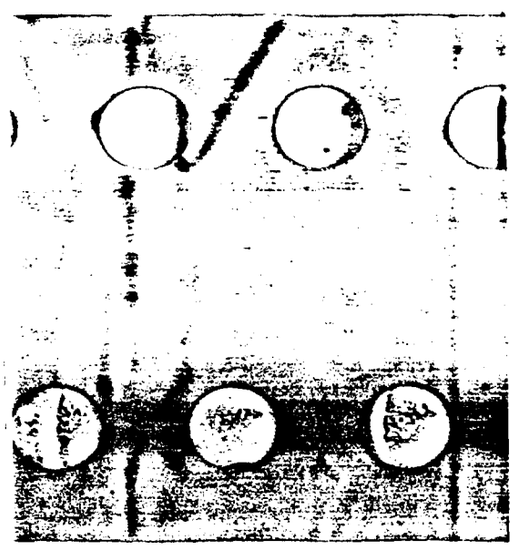
0088t

EXHIBIT "B"
(continued)

5. 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.

9586 08/25 0101 03CHECK 10





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7923 PAGE 558

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
305850.00
CON TX 1009.14
PRFEE 1.00
WDEED 15.00
TOTAL 1025.14
CHECK 1025.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/89 01 15:12 0001 9586

6105 1

IDENTIFICATION REFERENCE

AUG 25 3 10 PM '89

DAVIDSON COUNTY, TN

No. 242806