QUITCLAIM DEED BOOK 7961 PAGE 652

FROM: Hillwood Boulevard Joint Venture

TO: Hurd Investment Properties, Inc.
907 Two Mile Parkway, Building B
Goodlettsville, TN 37072

This instrument was prepared by:
Mimi S. Hurd
Attorney-at-Law
907 Two Mile Parkway, Building B
Goodlettsville, TN 37072

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Hurd Investment Properties, Inc. 907 Two Mile Parkway, Building B Goodlettsville, TN 37072	Same	102-8-119 Field Book Numbers 8 DA 48933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

J. Brent Hurd
AFFIANT

Subscribed and sworn to before me, this the 1st day of September, 1989.

MIMI S. HURD
NOTARY PUBLIC AT LARGE
STATE OF TENN.

Mimi S. Hurd
NOTARY PUBLIC

My Commission Expires: May 20, 1992

THIS INSTRUMENT made and entered into on this the 1st day of September, 1989, by and between Hillwood Boulevard Joint Venture, a Tennessee Joint Venture, hereinafter referred to as "Party of the First Part", and Hurd Investment Properties, Inc., a Tennessee Corporation, hereinafter referred to as "Party of the Second Part",

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, its successors and assigns, all of its right, title, and interest in and to the following described real property, situate and lying in Davidson County, Tennessee described as follows, to-wit:

> LAND in Davidson County, Tennessee, being lot no. 2 on the plan of the R. Wayne Oldham Property, a subdivision plat of which is recorded in Book 4955, page 93, Register's Office for Davidson County, Tennessee, and being further described according to a survey by Southern Consultants, Inc., dated June 14, 1977, as follows:

BEGINNING at an iron pin on the northeast margin of Hillwood Boulevard, 120.2 feet south of the end of a 40 foot radius return with the south right-of-way of Charlotte Pike; thence leaving said Hillwood Boulevard north 41° 31' 13" east a distance of 219.25 feet to a point in the south margin of an unimproved 20 foot alley; thence with the south margin of said alley south 48° 32' east a distance of 59.00 feet to an iron pin; thence north 70° 18' east a distance of 2.27 feet to an iron pin; thence with the south margin of said 20 foot unimproved alley south 33° 07' east a distance of 72.51 feet to an iron pin; thence leaving said alley south 41° 31' 13" west a distance of 226.73 feet to an iron pin in the northeast margin of Hillwood Boulevard; thence with said north margin of Hillwood Boulevard on a curve with a radius of 940.00 feet a distance of 132.46 feet to the point of beginning; containing 0.68 acres (29,620 square feet) according to said survey.

Being the same property conveyed to Hillwood Boulevard Joint Venture, a Tennessee Joint Venture, by deed from HIP Properties, a Tennessee General Partnership, of record in Book 7681, page 87, Register's Office of Davidson County, Tennessee.

This is commercial property used as a fast food restaurant and is not the usual place of residence of either party.

This is improved property, known as 874 Hillwood Boulevard, Nashville, Tennessee.

Party of the First Part further assigns to Party of the Second Part all its rights, title and interest in and to a Lease between Volunteer Investments, Inc., Lessor, and Wendy's of Nashville, Inc., Lessee, dated September 20, 1977, a memorandum of which is of record in Book 5274, page 56, Register's Office of Davidson County, Tennessee together with all of its rights, title and interest in and to the First Amendment of said Lease executed between HIP Properties, a Tennessee General Partnership, and Southern Hospitality Corporation, Successor to Wendy's of Nashville, Inc., dated September 29, 1988, a memorandum of which is of record in Book 7700, page 418, said Register's office. In accepting this deed, Party of the Second Part assumes Party of the First Part's obligations under the lease and amendment thereto arising and related to the period from and after September 1, 1989. Party of the Second Part joins in the execution hereof to acknowledge its agreement to the terms hereof.

WITNESS our hand this 1st day of September, 1989.

HILLWOOD BOULEVARD JOINT VENTURE,
A TENNESSEE JOINT VENTURE

BY: J. Brent Hurd, Joint Venturer
J. Brent Hurd, Joint Venturer

BY: Raymond B. Hurd, Joint Venturer
Raymond B. Hurd, Joint Venturer

BY: Bill J. Simons, Joint Venturer
Bill J. Simons, Joint Venturer

HURD INVESTMENT PROPERTIES, INC.

BY: J. Brent Hurd
ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, Mimi S. Hurd, Notary Public of State and County, J. Brent Hurd, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of September, 1989.

MIMI S. HURD NOTARY PUBLIC AT LARGE STATE OF TENN.

Mimi S. Hurd
NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, Mimi S. Hurd, Notary Public of State and County, J. Brent Hurd, with whom I am personally acquainted and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Joint Venturer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of September, 1989.

NOTARY PUBLIC AT LARGE STATE OF TENN.

Mimi S. Hurd
NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, Mimi S. Hurd, Notary Public of State and County, Raymond B. Hurd, with whom I am personally acquainted and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Joint Venturer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of September, 1989.

NOTARY PUBLIC AT LARGE STATE OF TENN.

Mimi S. Hurd
NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before, Mimi S. Hall, Notary Public of State and County, Bill J. Simms, with whom I am personally acquainted and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Joint Venturer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of September, 1989.

MIMI S. HALL NOTARY PUBLIC AT LARGE STATE OF TENN.

Mimi S. Hall
NOTARY PUBLIC

My Commission Expires: May 20, 1992

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IDENTIF. REFERENCE

OCT 17 8 45 AM '89

FELIX Z. MILLER REGISTER
DAVIDSON COUNTY TN.