WARRANTY DEED

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
133-15-086.00	Taco Bell Corp. 17901 Von Karman Irvine, CA 92714-6212	Taco Bell No. 10-1570 c/oNationwide Consulting Co.,Inc. P. O. Box 96 Fair Lawn, New Jersey 07410
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	4004 Nolensville Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

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RAJ MEHTA and wife, LILA R. MEHTA

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TACO BELL CORP., a California corporation

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

88317

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FELIX Z. WILSON TI REGISTER
DAVIDSON COUNTY TN.

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The said Raj Mehta being the one and same person as Rajnikant S. Mehta.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1991 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24 day of January, 1991.

Raj Mehta

Lila R. Mehta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Raj Mehta and wife, Lila R. Mehta

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24 day of January, 1991.

My commission expires: 3/26/94

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January 1991

MY COMMISSION EXPIRES: 3/26/94 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
RAJ MEHTA and wife, LILA R. MEHTA

TO
TACO BELL CORP., a California corporation

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ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires: _____

Notary Public

Land in Davidson County, Tennessee, being Parcel "A" on the Plan of the Resubdivision of Lot No. 1, Travis Park, as of record in Book 5210, page 22, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at an iron pin the easterly margin of Nolensville Road; thence, with said margin of Nolensville Road, along a curve to the left, with a central angle of 02 degrees 46 minutes 09 seconds, and a radius of 1,933.83 feet, a distance of 93.46 feet to a point; thence leaving said margin of Nolensville Road, north 67 degrees 07 minutes 53 seconds east, 180.42 feet to a point; thence south 33 degrees 50 minutes 00 seconds east, 31.56 feet to an iron pin; thence south 83 degrees 44 minutes 53 seconds east, 30.75 feet to an iron pin; thence along a curve to the left, with a central angle of 25 degrees 27 minutes 53 seconds, and a radius of 112.50 feet, a distance of 50.00 feet to an iron pin; thence south 67 degrees 09 minutes 37 seconds west, 197.09 feet to the point of beginning, containing 18,248.19 square feet (0.4189 acres), more or less, according to a Boundary & Topographic Site Survey for Taco Bell, made by Frank V. Neeley of M & K Engineers, License No. 1493, dated August 30, 1990 and designated as Parcel No. 86 on said survey.

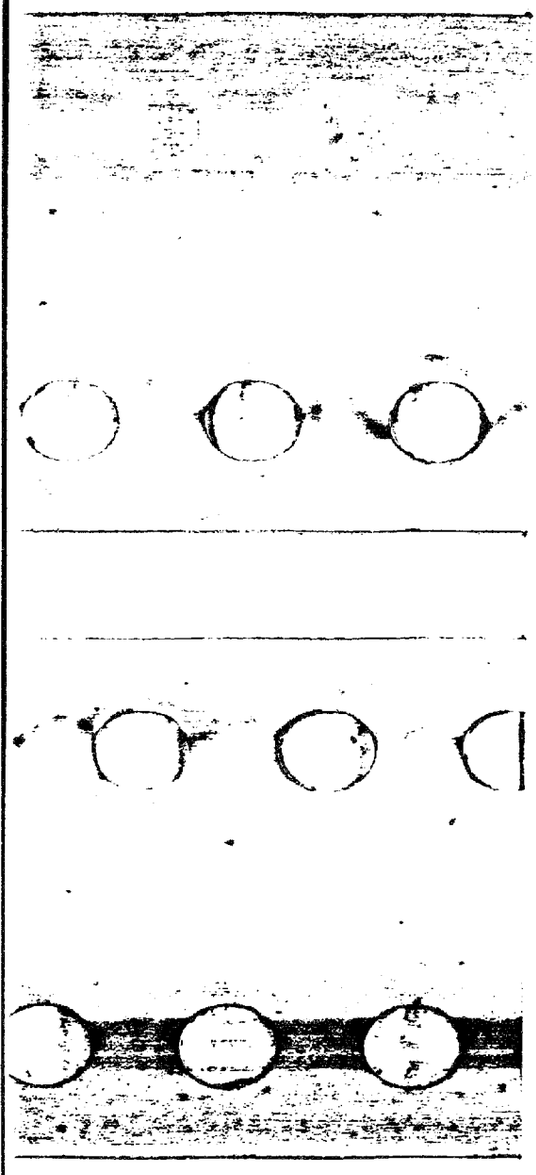
TOGETHER with all right, title and interest of Nashville Donuts, Inc., in and to a mutual reciprocal easement agreement with Taco Bell, a California Corporation, as of record in Book 5250, page 737, Register's Office for Davidson County, Tennessee, described as follows:

Being in the 6th Civil District of Davidson County, Tennessee, on the east side of Nolensville Road (100 foot right of way) and being Ingress-Egress Cross Easement on a Resubdivision of Lot 1, Travis Park, as of record in Book 5210, page 22, Register's Office for said County, and described according to a survey made by Turner Engineering Company, Inc., dated November 9, 1977, as follows:

To find the true point of beginning, begin at a monument (iron pin in concrete) on the easterly margin of Nolensville Road (100-foot right of way) said concrete monument being 202.4 feet southerly from the centerline of Paragon Mills Road (50-foot right of way); thence in a northwesterly direction with the margin of Nolensville Road, and a 1933.83 foot radius curve to the left a distance of 93.57 feet to the true point of beginning; thence continuing in a northwesterly direction with the margin of Nolensville Road, and a 1933.83 foot radius curve to the left a distance of 12.5 feet to a point; thence north 67 degrees 09 minutes east 137.5 feet to a point; thence in a southerly direction 12.5 feet to a point; thence continuing in a southerly direction 12.5 feet to a point; thence south 67 degrees 09 minutes west 137.5 feet to a point on the easterly margin of Nolensville Road; thence in a northwesterly direction with said margin of Nolensville Road, and a 1933.83 foot radius curve to the left a distance of 12.5 feet to the True Point of Beginning.

Being the same property conveyed to Raj Mehta, by deed from Fourth Dunkin' Donuts Realty, Inc., a Delaware corporation, as of record in Book 7527, page 428, Register's Office for Davidson County, Tennessee.

This is the same description as shown on the previous deed noted above.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8281 PAGE 153

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 435000.00
CON TX 1435.50
PRFEE 1.00
WDEED 9.00
TOTAL 1445.50
CHECK 1445.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/24/91 01 15:32 0001 8086

88317.

IDENTIF. REFERENCE

JAN 24 3 34 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391919