Bk 47
90-10526

BOOK 8360 PAGE 629

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Thomas G. Archer, Esq.
Burger King Corporation
17777 Old Cutler Road, M.S. 5N Law
Miami, Florida 33157

FROM: **PIERCE HARDY REAL ESTATE, INC.**
Grantor

TO: **BURGER KING CORPORATION**
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
17777 Old Cutler Road Miami, Florida 33157	Same	161 - 165

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Thirty Five Thousand Dollars ($435,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29 day of May, 1991.

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires: My Commission Expires Nov. 26, 1994

FOR AND IN CONSIDERATION OF the sum of Four Hundred Thirty Five Thousand Dollars ($435,000.00), the receipt and sufficiency of which are hereby acknowledged, PIERCE HARDY REAL ESTATE, INC., a Pennsylvania corporation, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said BURGER KING CORPORATION, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2-2 on the plan of Revision of Lot 2, Handy City Commercial Area, as shown on plat of record in Plat Book 7900, page 213, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description;

Together with such easements and other rights granted pursuant to Reciprocal Easement Maintenance and Use Restrictions Agreement recorded in Book 8223, Page 934;

Together with all rights and appurtenances thereunto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, streets, alleys and ways, bounding such property (the "Property").

The Property is unimproved and located on Old Hickory Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth below to which this conveyance is expressly made subject.

This conveyance is made free, clear and unencumbered except for the following:

1. The lien for 1991 taxes which have been prorated and will be paid by Grantee.

2. Matters shown on Plat recorded in Book 7900, Page 213 dated 07/13/89 and last revised 03/15/90.

3. Easement as reserved in Book 5319, page 129.

4. Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 7973, page 764.

5. Easement(s) to Exxon, as set forth in instrument recorded in Book 5234, page 220.

6. Reciprocal Easement Maintenance and Use Restrictions Agreement as set forth in instrument recorded in Book 8223, Page 934.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 23rd day of May, 1991.

PIERCE HARDY REAL ESTATE, INC.,
a Pennsylvania corporation

By: Joseph A. Hardy, President

Attest: Christine A. Hardy
THE. SECRETARY

17520

RECORDED IN WASHINGTON COUNTY, PA
MAY 28 3 37 PM '91
RECORDER OF DEEDS

5860 05/28 0101 03CHECK 1445.50

STATE OF Pennsylvania
COUNTY OF Washington

Before me, GRAYSELDA GOULD a Notary Public of said County and State, personally appeared Joseph A. Hardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of PIERCE HARDY REAL ESTATE, INC., the within named bargainor, a Pennsylvania corporation, and that he as such _____ President executed the foregoing instrument for the purposes therein contained.

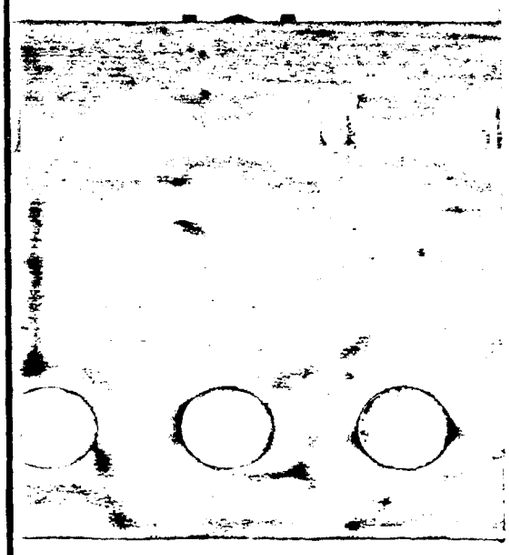
Witness my hand and seal, at Office in McMurray this 23rd day of May, 1991.

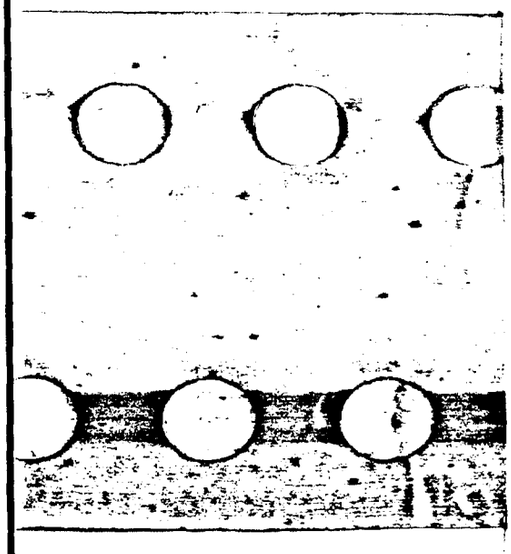
Grayselda Gould
Notary Public

My commission expires: March 28, 1994

Notarial Seal
Grayselda Gould, Notary Public
Peters Twp., Washington County
My Commission Expires March 28, 1994
Member, Pennsylvania Association of Notaries

GRAYSELDA GOULD NOTARY PUBLIC OF PETERS TWP. WASHINGTON COUNTY





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8360 PAGE 632

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

05/28/91 01 15:39 0001 5860

17520

IDENTIFICATION REFERENCE

MAY 28 3 37 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 425419