1304 58

BOOK 8488 PAGE 513

THIS INSTRUMENT PREPARED BY: JAMES A. HARTMAN, P.A.
POST OFFICE BOX 2031
ORLANDO, FLORIDA 32802

MAP 14-00-0
FAR 190.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, CNL INCOME & GROWTH FUND, LTD., a Florida limited partnership, GRANTOR, hereby conveys and quitclaims unto NASHVILLE FAMILY RESTAURANTS REAL ESTATE JOINT VENTURE, a Florida general partnership, GRANTEE, its successors and assigns, all of GRANTOR's right, title and interest in and to the following described real estate, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

IN TESTIMONY WHEREOF, GRANTOR has hereunto set its signature on this 16th day of July, 1991.

CNL INCOME & GROWTH FUND, LTD.,
a Florida limited partnership

By: CNL GROWTH CORP., a Florida corporation

By: _____
James M. Seneff, Jr., President

6293

RECORD & VERIFY
NOV 19 10 00 AM '91

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James M. Seneff, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself to be the President of CNL GROWTH CORP., a Florida corporation, general partner of CNL INCOME & GROWTH FUND, LTD., a Florida limited partnership, and that he as such officer executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND and official seal at office in said County this 16th day of July, 1991.

JO ANN ABRAMOWITZ
My Commission expires
Oct. 2, 1994

_____
Notary Public
My Commission Expires: 10/2/94

0516 11/19 0101 03CHECK 6.00

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $10.00.

_____

Subscribed and sworn before me this 16th day of July, 1991.

JO ANN ABRAMOWITZ
My Commission expires
Oct. 2, 1994

_____
Notary Public

ADDRESS OF NEW OWNER
AND SEND TAX BILLS TO:

NASHVILLE FAMILY RESTAURANTS REAL
ESTATE JOINT VENTURE
400 East South Street, Suite 500
Orlando, Florida 32801

270\286\061091

EXHIBIT "A" BOOK 8488 PAGE 514

A certain Tract or Parcel of land lying and being in the 35th Councilmatic District of Davison County, Tennessee, being revised Lot 2 Bellevue Center Section 2 as of record in Book 6900, page 854, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin (set) in the north margin of US Highway 70 South, said pin being the southeast corner of Lot 2 and the southwest corner of Lot 1; thence leaving Lot 1 and along the north margin of US Highway 70 South along a curve to the right having a central angle of 02 degrees 04 minutes 17 seconds, a radius of 2775.00 feet, and a chord bearing and distance of South 77 degrees 23 minutes 17 seconds west 100.31 feet to a concrete monument (found), said monument being the southwest corner of Lot 2 and a corner to RTM Winners, L.P.; thence leaving US Highway 70 south and with RTM Winners, L.P. North 11 degrees 25 minutes 51 seconds west 160.05 feet to a concrete monument (found), said monument being the northwest corner of Lot 2 and a corner to Lot 1; thence leaving RTM Winners, L.P. and with Lot 1 north 77 degrees 24 minutes 01 seconds east 99.98 feet to an iron pin (set), said pin being the northeast corner of Lot 2; thence continuing with Lot 1 south 11 degrees 33 minutes 00 seconds east 160.03 feet to the point of beginning according to survey by David A. Johnson Land Surveying, dated October 4, 1991, TN Lis. #1352, P. O. Box 264, Carthage, TN 37030.

APPURTENANT EASEMENT: Included in this conveyance is a non-exclusive appurtenant easement for the purpose of ingress and egress on the following property:

Said easement is located in the southwest corner of Lot 1 of said Bellevue Center, Section 2, and is identified on said plat as "Driveway and Parking Easement". Said easement has 60 feet of frontage on the north side of U. S. Highway 70 S, narrows as it runs in a northerly direction along a sewer easement identified on said plat, and is 30 feet in width along the northerly side of Lot 2 of said Subdivision. Said easement abutts on the easterly and northerly sides of Lot 2 of said Bellevue Center, Section 2.

Being the same property conveyed to James M. Seneff, Jr. and Robert A. Bourne, as co-tenants, by deed from Mert L. Sloan and wife, Beverly J. Sloan of record in Book 7779, page 374, R.O.D.C., Tennessee, and Conveyed to CNL Income & Growth Fund, Ltd., a Florida Limited Partnerhsip, by Quitclaim Deed from James M. Seneff, Jr. and Robert A. Bourne, co-tenants, of record in Book 8010, page 56, Register's Office for Davidson County, Tennessee.

The legal description above described is according the the plan of record and the above stated survey dated 10/4/91.

This conveyance is subject to 1991 and subsequent years taxes, the above stated plan of record (including all easements as set out thereon), an easement for ingress and egress of record in Book 6185, page 586, and Book 7779, page 374, said Register's Office, Memorandum of Lease of record in Book 7779, page 378 and the Assignment of said Lease in Book 8010, page 58, said Register's Office, and a Financing Statement (UCC I) of record in Book 7873, page 754, said Register's Office.