file 02x8/kd

Prepared By: Al Copeland,
Enterprises, Inc.
P. O. Box BH001
San Antonio, Texas 78201

WARRANTY DEED
CORPORATE FORM

SN 833

BOOK 8742 PAGE 23

THIS INDENTURE, made and entered into this 25th day of September, 1992, by and between Al Copeland Enterprises, Inc., debtor and debtor in possession, successor in interest to Church's Fried Chicken, Inc., a corporation organized and existing under and by virtue of the laws of the State of Texas, party of the first part, and Larry Woods, Trustee, with full power to sell, convey and otherwise encumber without joinder, of any beneficiary, of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee.

All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and made a part hereof.

Subject to a restrictive covenant restricting the Premises for twenty-five (25) years from and after the date title vests of record in Purchaser from use for a fast food restaurant at which total annual sales of fried chicken exceed ten percent (10%) of the gross annual sales.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditament thereunto belonging or in any wise appertaining unto said party of the second part, their heirs, and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto, it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

BY: _____
DARRELL J. STUTES
SECRETARY

AL COPELAND ENTERPRISES, INC.

BY: _____
CARL R. HAYS
CHIEF OPERATING OFFICER

Address of Property: 1207-1215 8th Avenue North
Nashville, Tennessee

Mailing Address for Tax Notices: 121 17th Avenue S,
Nashville, Tennessee 37203

STATE OF LOUISIANA
PARISH OF JEFFERSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared CARL R. HAYS and Darrell J. Stutes, respectively of Al Copeland Enterprises, Inc. the within named bargainor, a corporation, and they as such CHIEF OPERATING OFFICER and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Chairman of the Board, and attesting the same by the Secretary.

WITNESS my hand and official seal at office 11th day of September, 1992.

NOTARY PUBLIC

HAROLD E. THEARD, JR.
NOTARY PUBLIC
State of Louisiana
My Commission is for Life.

49989

IDENTIFICATION REFERENCE

SEP 30 9 28 AM '92

WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$XXX,XXX.XX~~ $140,000.00

Affiant

Sworn and subscribed before me this 25th day of September, 1992.

Notary Public

My Commission Expires: 9-24-94

1363 09/30 0101 03 CHECK 531.00

SN 833

AL COPELAND ENTERPRISES INC.
EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots 21 and 22, the northerly 5 feet of Lot 23 and the westerly part of Lot 20, on the Plan of the McGavock Estate Property, as of record in Plan Book 1, page 33, of the Chancery Court at Nashville; said tract of land being described as follows in a survey dated March 28, 1977, by Larry D. McClanahan and Associates.

BEGINNING at an iron pin in the westerly right of way of 8th Avenue North (US41A), at a point 130 feet north of the intersection of the westerly right of way of 8th Avenue North and the northerly right of way of Madison Street; thence south 51 degrees 30 ' 00" west, 108.06 feet to an iron pin at the easterly margin of a ten foot alley; thence with the alley north 39 degrees 40' 24.5" west, 154.96 feet to an iron pin; thence north 51 degrees 30' 00" east 106.5 feet to an iron pin in the westerly right of way of 8th Avenue North; thence with the right of way south 40 degrees 15' 00" east, 155.0 feet to the point of beginning.

Included in the above description but expressly excluded therefrom, that tract of land conveyed to the State of Tennessee of record in Book 6207, page 69, said Register's Officer described as follows:

LAND in Davidson County, Tennessee beginning at the point of intersection of the west margin of 8th Avenue North and the north boundary of Willie J. Bryant; thence with the said north boundary south 63 degrees 49 minutes west 6 feet, more or less to a point; thence with the proposed right of way (1) with a 4,869.07 foot radius curve left and northwardly 17 feet, more or less to a point, (2) north 27 degrees 26 minutes west 137 feet, more or less to a point; thence with the south boundary of Christian Church north 63 degrees 04 minutes east 3 feet, more or less to a point; thence with the said west margin (1) south 27 degrees 26 minutes east 83 feet, more or less to a point, (2) south 28 degrees 12 minutes east 68.90 feet to the point of beginning and containing 642 square feet and being part of the property conveyed by Earl Hawkins, etal to Church's Fried Chicken, Inc., a Texas Corporation of record in Book 5146, page 136, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Church's Fried Chicken, Inc., a Texas Corporation by deed from Earl Hawkins, Jeff D. Reagan and wife, Elizabeth Reagan of record in Book 5146, page 13, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8742 PAGE 26

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 14000.00
				CON TX 518.00
				PRFEE 1.00
				MISC 12.00
				TOTAL 531.00
				CHECK 531.00
09/30/92	01			09:29 0001 1363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49989

IDENTIFICATION REFERENCE

SEP 30 9 28 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 574947