BOOK 8817 PAGE 338

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

DAVIDSON COUNTY, TN
DEC 17 4 28 PM '92
IDENTIFICATION REFERENCE
74800

SPECIAL WARRANTY DEED

Name and Address of New Owner:
PETER CURRY, TRUSTEE
222 Third Avenue, North
Nashville, Tn 37201

Send Tax Bills To:

Peter Curry, Trustee
222 Third Avenue, North
Nashville, Tn 37201

Street Address of Subject Property:	**Map-Parcel No:**
1060 Murfreesboro Road Nashville, TN	**106-16-051.00**

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, the receipt and adequacy of which are hereby acknowledged, **BURCON PROPERTIES, INC., A FLORIDA CORPORATION, NOW BURGER KING CORPORATION, A FLORIDA CORPORATION, BY MERGER** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **PETER CURRY, TRUSTEE, WITH FULL POWER TO SELL OR CONVEY AND BY DEED ENCUMBER, SELL OR MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARY FOR WHOM HE MAY BE ACTING, HIS SUCCESSORS AND OR ASSIGNS,** hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being in the 3rd Civil District, being part of Lots Nos. 11 and 12 on the map showing the Subdivision of H. W. Williams Land, as of record in Book 547, Page 63, Register's Office for said County, and described according to a survey made by Turner Engineering Company, Inc., dated June 12, 1968, as follows:
>
> Beginning at an iron pin in the northerly margin of Murfreesboro Road as widened, being south 49 deg. 25' east, a distance of 163 feet from the south end of the southeast return of Philfre Court and said Murfressboro Road; thence north 43 deg. 56' east a distance of 190 feet to an iron pin; thence south 49 deg. 25' east a distance of 151.0 feet to a point, passing through a 2 inch iron pipe witness at 144.0 feet; thence south 36 deg. 58' west a distance of 190.06 feet to the northerly margin of Murfreesboro Road; thence with said margin north 49 deg. 25' west a distance of 174.1 feet to the point of beginning, containing 30,833 square feet more or less or 0.71 acres, more or less.

Being the same property conveyed to Burcon Properties, Inc., a Florida Corporation by deed from John H. Craig and wife, Mildred V. Craig of record in Book 4254, Page 518, Register's Office for Davidson County, Tennessee. The said Burcon Properties, Inc., a Florida Corporation has since merged into Burger King Corporation, a Florida Corporation effective May 31, 1988, as filed with the Secretary of State of Tallahassee, Florida and as of record in Book 8817, Page 325, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the plan of record in Plat Book 547, Page 63, Register's Office for Davidson County, Tennessee.

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

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except as set-forth above.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, their successors and assigns, against the lawful claims of all persons claiming by or through Grantor. 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 caused its name to be signed hereto by its duly authorized officer on this the 15th December day of, 1992.

BURCON PROPERTIES, INC., A FLORIDA CORPORATION, NOW BURGER KING CORPORATION, A FLORIDA CORPORATION BY MERGER

BY: _____
TITLE: Vice President

ATTEST:

BY: _____
TITLE: Assistant Secretary

STATE OF FLORIDA]
]
COUNTY OF DADE]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared LESLIE SHARMAN, and MICHAEL B. MARVIN with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary respectively, of Burger King Corporation, a Florida Corporation, and that they as such Vice President and Assistant 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 LESLIE SHARMAN as such Vice President and attesting the same by the said MICHAEL B. MARVIN as such Assistant Secretary.

WITNESS my hand and seal, this 15th day of December, 1992.

"OFFICIAL NOTARY SEAL"
JULIA C. JOHNSON
MY COMM. EXP. 7/20/95

Julia C. Johnson
NOTARY PUBLIC
Commission # CC 118346
My commission expires: 7/20/95

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $260,000.00.

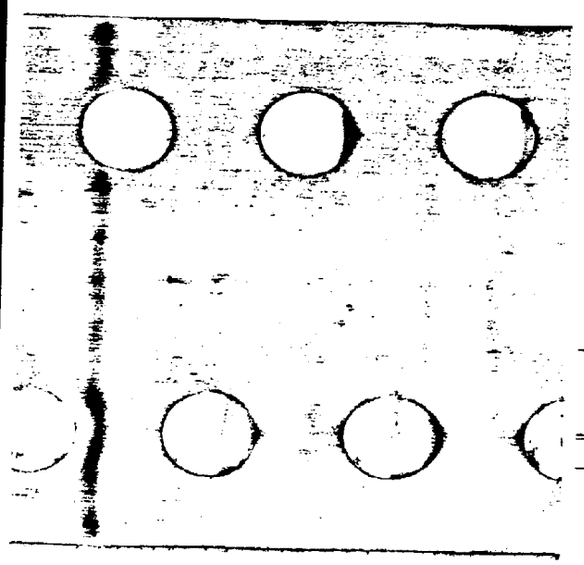
Affiant

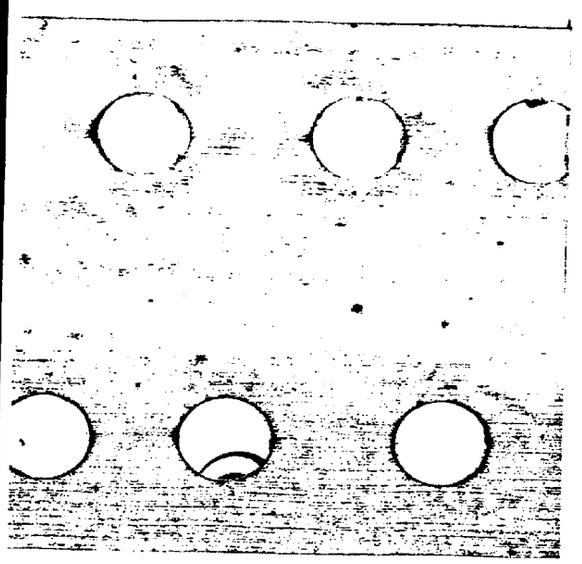
Mary Ann Selley
Notary Public

My Commission Expires: 3/26/94

3035 12/17 0101 03CHECK 975.00

\sherri\burger.ded





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

RECEIVED OF _____

FOR _____

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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
260000.00
CON TX 962.00
PRFEE 1.00
WDEED 12.00
TOTAL 975.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 975.00

12/1/92 01 16:18 0001 3035

7.49.00

IDENTIFICATION REFERENCE

DEC 17 4 20 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 602211