LTIC File Number: 93-203842

BOOK 9030 PAGE 928

STATE OF ~~TENNESSEE~~ South Carolina }
COUNTY OF Spartanburg }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 704,652.19

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July 1993

Notary Public

MY COMMISSION EXPIRES 4-15-97

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
424 Church Street, Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Spardee's	MAP-PARCEL NUMBER
CNL South Corp., (NAME)	CNL South Corp./ Restaurants, Inc. (NAME)	149-08-59
400 E. South St. (STREET ADDRESS OR ROUTE NUMBER)	c/o Rosh & Associates PO Box 1600 (STREET ADDRESS)	
Orlando FL 32801 (CITY) (STATE) (P.O. ZIP)	Rowlett TX 75088 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Spardee's Restaurants, Inc., a Delaware Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CNL South Corp., a Florida Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1, on the plan of Re-subdivision of Eze-San Commercial P. U. D., as shown on plat of record in Plat Book 8250, page 120, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Spardee's Restaurants, Inc., a Delaware Corporation, by Deed of Record in Book 8652, page 944, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE

93 JUL 30 PM 2:23

FILED IN THE OFFICE OF THE REGISTER DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 110 Haywood Lane (House Number) (Street) Antioch TN (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hand(s) this 29 day of July, 1993

Attest: Spardee's Restaurants, Inc. by:

George E. Moseley

James R. Kibler

STATE OF TENNESSEE
COUNTY OF }

BOOK 9030 PAGE 929

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor_____, 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 _____, Tennessee, this _____ day of _____, 19_____.

Commission expires_____ _____
Notary Public

STATE OF ~~TENNESSEE~~ South Carolina }
COUNTY OF ~~Davidson~~ Spartanburg }

Before me, Amanda A. Folk, a Notary Public within and for the State and County aforesaid, personally appeared James R. Kibler and George E. Moseley with whom I am personally acquainted and who (his oath) upon (their several oaths) acknowledged (himself) (themselves) to be the Vice-President and Secretary respectively of the Spardee's Restaurants, Inc., a Delaware Corporation the within named bargainor, a corporation, and that (he) as such Vice-President and (they) 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 James R. Kibler as such Vice-President, and attesting the same by the said George E. Moseley as such Secretary

Witness my hand and official seal at office at Spartanburg, SC on this the 29 day of July, 19 93.

Commission expires 4-15-97 Amanda A Folk
Notary Public

NOTARY PUBLIC SOUTH CAROLINA

WARRANTY DEED

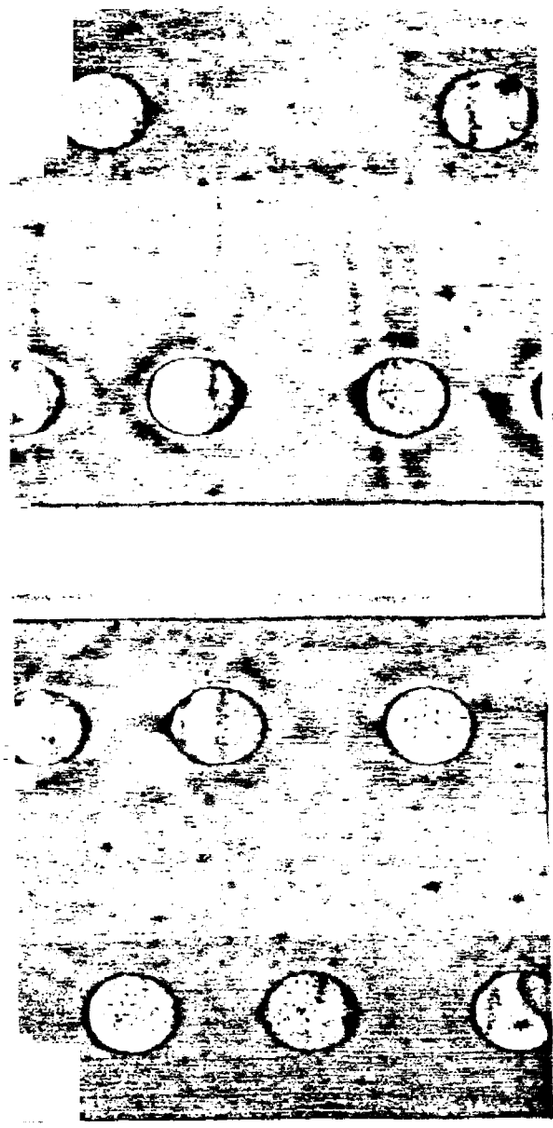
FROM

TO

Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

93 07 30 0101 03CHECK 2516.39



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9030 PAGE 930

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
				CAM1
				704652.19
				CON TX 2607.39
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2616.39
				CHECK 2616.39
			07/30/93 01	14:23 0001 0012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46618
IDENTIF. ↑ REFERENCE

93 JUL 30 PM 2:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 680346