LTTC File Number: 93-20383 (CN

BOOK 9030 PAGE 934

STATE OF TENNESSEE
COUNTY OF }

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 19 93

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:	MAP-PARCEL NUMBER
CNL South Corp., (NAME)	CNL South Corp./ Spardee's Restaurants Inc. c/o Rash & Associates	148-190
400 E. South St. (STREET ADDRESS OR ROUTE NUMBER)	P O Box 1600 (STREET ADDRESS)	
Orlando (CITY) FL (STATE) 32801 (P.O. ZIP)	Rowlett (CITY) TX (STATE) 75088 (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 lying in Davidson County, Tennessee, being more particularly described as follows:

(SEE ATTACHED SCHEDULE "A" FOR COMPLETE LEGAL DESCRIPTION)

BEING the same property conveyed to Spardee's Restaurants, Inc., a Delaware Corporation, by Deed of Record in Book 8625, Page 674, Register's Office for Davidson County, Tennessee.

93 JUL 30 PM 2:23

REGISTER
DAVIDSON COUNTY, TN.

46620

IDENTIF. & REFERENCE

This is unimproved ( ) improved (✓) property, known as 110 Haywood Lane
(House Number) (Street) (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 29th day of July, 19 93

Spardee's Restaurants, Inc. by:

Witness: Georgie E. Moseley

James R. Kibler

STATE OF TENNESSEE
COUNTY OF }

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
COUNTY OF Davidson }

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) (himself) upon (their several oaths) acknowledged (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 James R. Kibler (they) and George E. Moseley, 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

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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

2620.39 03CHECK 0101 17730 2024

SCHEDULE "A"
LEGAL DESCRIPTION
CONTINUED

Lot B-1:

Being a tract of land located on Haywood Lane at Bakertown Road in the 5th Civil District of Metropolitan Nashville and Davidson County, Tennessee and being known as Reserve Parcel B-1 of the Revised Plat of Reserved Parcel B, Haywood Development as recorded in Plat Book 5050, page 79, R.O.D.C., TN. and as 110 Haywood Lane, and being more particularly described as following:

Beginning at an iron rod located in the westerly right of way margin of Haywood Lane at the terminus of a radius return from the southerly right of way margin of Bakertown Road;

Thence, following the westerly right of way of Haywood Lane South 69° 29' 23" West for a distance of 135.00 feet to an iron rod;

Thence, leaving said road margin and following the northerly boundary of Lot 3 of the Revised Plat of Reserve Parcel B, Haywood Development, North 25° 26' 26" West for a distance of 354.00 feet to an iron rod;

Thence, North 40° 26' 24" East for a distance of 100.00 feet to an iron rod located in the southerly right of way margin of Bakertown Road;

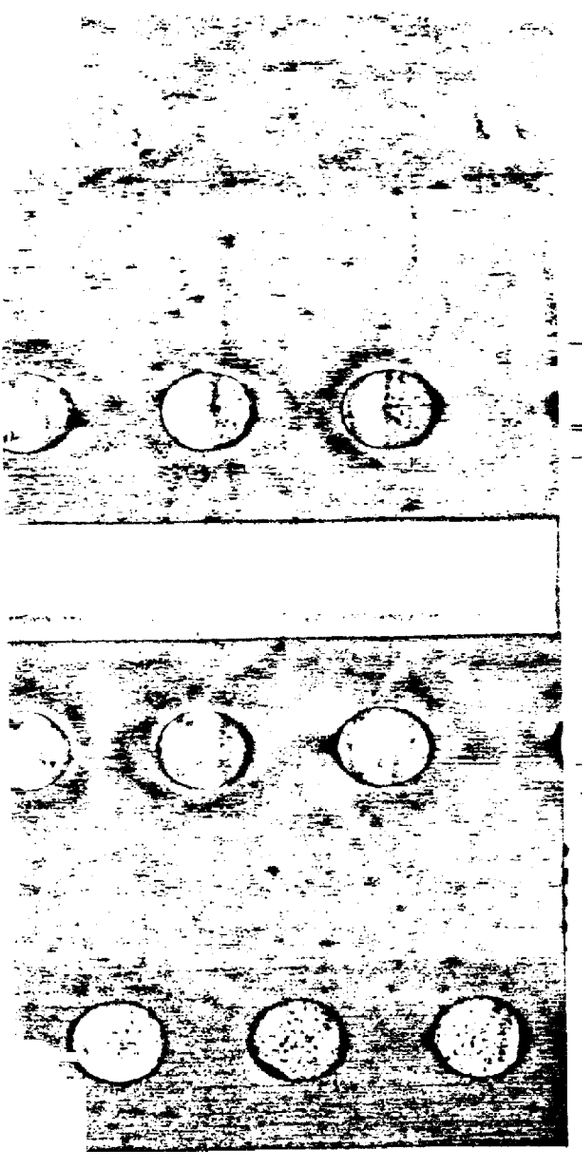
Thence, following said road margin South 49° 33' 36" East for a distance of 85.00 feet to an iron rod in concrete;

Thence, with a curve to the right having a central angle of 33° 30' 00", a radius of 523.20 feet for an arc distance of 350.91 feet and a cord of South 32° 48' 36" East, 301.58 feet to an iron rod;

Thence, South 16° 03' 36" East for a distance of 7.38 feet to an iron rod;

Thence, with a curve to the right having a central angle of 85° 32' 59", a radius of 27.02 feet for an arc distance of 40.34 feet and a cord of South 26° 42' 54" West, 36.70 feet to the point of beginning.

Tract contains 58,466.944 square feet or 1.342 acres more or less according to a survey by James M. Naive T.R.L.S. #819, dated November 1, 1991.



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

RECEIVED OF _____

FOR _____

BOOK 9030 PAGE 937

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
			DAMT	
				704652.19
			CON TX	2607.39
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2620.39
			CHECK	2620.39

[illegible] 93 01 14:24 0001 0014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 46620

93 JUL 30 PM 2:1[illegible]

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 680348