Box 35
274414
Return to KSH

SPECIAL WARRANTY DEED

BOOK 9558 PG 172

FROM: MetroCenter Holdings, Inc., Grantor

TO: Golden Arch Limited Partnership, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Eighteenth Floor
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

Address New Owner as Follows:

Golden Arch Limited Partnership
McDonald's Plaza
Oak Brook, IL 60521

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

Map 81-4
Parcel 236

94 DEC 29 PM 1:06

21125

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand Two Hundred Fifty and 00/100 Dollars ($250,250.00).

SUBSCRIBED AND SWORN TO before me, this the 29th day of December, 1994.

Notary Public

My Commission Expires: 9/16/95

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, MetroCenter Holdings, Inc., Grantor, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said Golden Arch Limited Partnership, a Delaware corporation, herein the Grantee, its successors, and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 5 of the Third Resubdivision of MetroCenter Tract 22, Lot 2 of record in Book 7900, page 857, Register's Office for Davidson County, Tennessee.

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of MetroCenter Boulevard and Vantage Way Court, being Lot No. 5, as shown

on the plan of the Third Resubdivision Lot 2, MetroCenter Tract 22 as of record in Book 7900, page 857, R.O.D.C.; and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of MetroCenter Boulevard, said point being the southerly terminus of a curve return to the southerly right-of-way line of Vantage Way Court;

THENCE, with said westerly right-of-way line with a curve to the right 155.00 feet to a point, said curve having a central angle of 07° 16' 41", a radius of 1,220.24 feet, and a chord of S 17° 52' 09" E, 154.90 feet;

THENCE, leaving said right-of-way line with a northerly line of Lot No. 2 as shown on said plan, S 75° 46' 11" W, 291.40 feet to a point;

THENCE, with an easterly line of said Lot No. 2, N 15° 04' 29" E, 153.92 feet to a point in the southerly right-of-way line of Vantage Way Court;

THENCE, with said right-of-way line the following calls:

with a curve to the left 91.29 feet to a point, said curve having a central angle of 87° 10' 49", a radius of 60.00 feet, and a chord of N 61° 29' 05" E, 82.74 feet;

with a curve to the right 25.23 feet to a point, said curve having a central angle of 48° 11' 23", a radius of 30.00 feet, and a chord on N 41° 59' 22" E, 24.50 feet;

N 66° 05' 03" E, 71.91 feet to a point;

with a curve to the right 48.39 feet to the point of beginning, said curve having a central angle of 92° 24' 27", a radius of 30.00 feet, and a chord of S 67° 42' 43" E, 43.31 feet.

BEING part of the same property conveyed to MetroCenter Holdings, Inc., a Tennessee corporation, by deed from MetroCenter Properties, Inc., a Delaware corporation, of record in Book 8321, page 668, Register's Office for Davidson County, Tennessee.

This is unimproved property at Vantage Way Court at MetroCenter Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good

right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and/or assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit A to which this conveyance is expressly made subject.

Witness my hand this 28th day of December, 1994.

METROCENTER HOLDINGS, INC.

By: _____
Randall W. Parham, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N. Buchanan III, a Notary Public of said County and State, personally appeared Randall W. Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of METROCENTER HOLDINGS, INC., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 29th day of December, 1994.

_____
Notary Public

My Commission Expires:
March 23, 1996

EXHIBIT A

1. Matters shown on the recorded Plat of the Third Resubdivision of Lot 2, MetroCenter Tract 22, of record in Book 7900, page 857, Register's Office for Davidson County, Tennessee.

2. A lien for 1994 real estate taxes which are being and will be prorated between Grantor and Grantee.

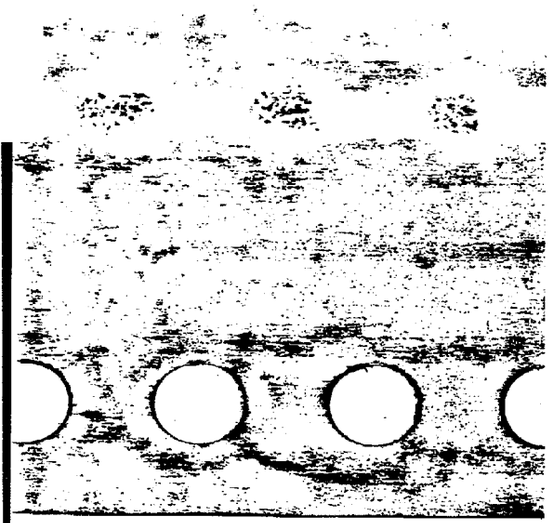
3. Restrictive covenants contained in an instrument of record in Book 4784, page 659, as modified in Book 5792, page 787 and made applicable by Book 7012, pages 61 and 62, Register's Office for Davidson County, Tennessee; restrictive covenants of record in Book 5225, pages 112, 120 and 125 and Book 5242, page 389, Register's Office for Davidson County, Tennessee; and Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park of record in Book 7487, page 952, Register's Office for Davidson county, Tennessee.

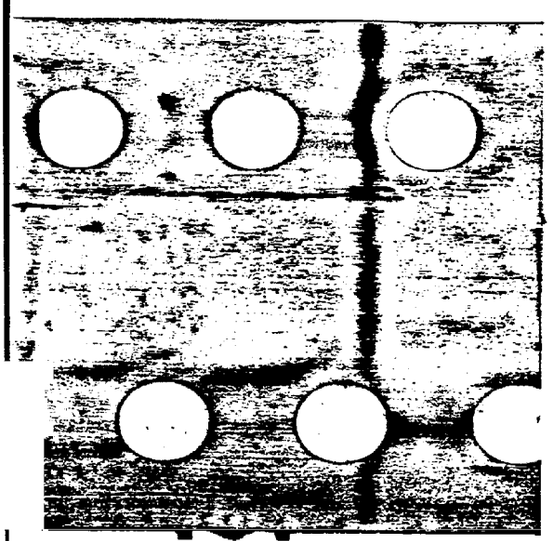
4. Declaration of Restrictive Covenant in favor of Taco Bell Corp., of record in Book 9420, page 176, said Register's Office.

5. Declaration of Restrictive Covenant of record in Book 9382, page 56, said Register's Office, in favor of Arby's, Inc.

6. Matters shown on survey by Barge, Waggoner, Sumner and Cannon, dated September 8, 1984, and revised December 13, 1994, and surveyor's report of even date.

7369 12/29 0101 03CHECK 942.74





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

RECEIVED OF _____

FOR _____

BOOK 9558 PG 176

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
250250.00
CON TX 925.74
PRFEE 1.00
WDEED 16.00
TOTAL 942.74
CHECK 942.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/94 01 13:06 0001 7369

21125
IDENTIF. # REFERENCE

94 DEC 29 PM 1:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 867163