THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-4231

MAP/GROUP/PARCEL
165 D A 008.00

NEW OWNER'S NAME AND ADDRESS:
Paul W. Meier and wife, Barbara A. Meier
1026 Morning View Drive
Gallatin, Tennessee 37066

SEND TAX BILLS TO:
Owner

SPECIAL (LIMITED) WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, KFC National Management Company, a Delaware corporation, hereinafter called Grantor, does hereby transfer and convey unto Paul W. Meier and wife, Barbara A. Meier, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 79 on the Plan of Echo Meadows as of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee, being described by a survey by Ragan-Smith Associates, Inc., dated August 10, 1978, as follows:

BEGINNING at a point on the southeasterly margin of Blue Bird Drive, said point being the northwest corner of Lot No. 78; thence along margin of said Blue Bird Drive N. 48 degrees 45' 41" E. 150.00 feet to a point; thence S. 41 degrees 09' 49" E. 148.42 feet to a point; thence S. 19 degrees 46' 40" w. 171.35 feet to a point; thence N. 41 degrees 13' 07" W. 231.44 feet to the point of beginning.

BEING the same property conveyed to KFC National Management Company by deed of record in Book 6262, Page 596, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are 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 for current taxes, and restrictions of record in Book 4496, Page 844, as amended in Book 5323, Page 367, Register's Office for Davidson County, Tennessee; easements of record in Book 2331, Page 64, RODC; reciprocal easement agreement of record in Book 5224, Page 128, RODC, **said covenants being limited to the time after March 30, 1984.**

GRANTORS further covenant and binds itself, its, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons **from and after March 30, 1984.**

KFC NATIONAL MANAGEMENT COMPANY

BY: R. Scott Toop

TITLE: Vice President

STATE OF KENTUCKY
COUNTY OF JEFFERSON

PERSONALLY appeared before me, the undersigned authority, R. Scott Toop, with whom I am personally acquainted, and made oath that he is a Vice-President of KFC National Management Company and that he as such Vice-President and with full power and authority so to do, executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Louisville, KY, on this the 5th day of April, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
SHARMANE HINES
Notary Public, State at Large, KY
My commission expires June 12, 1998

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $185,000.00.

AFFIANT

Sworn to and subscribed before me, this the 6th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 2-3-96

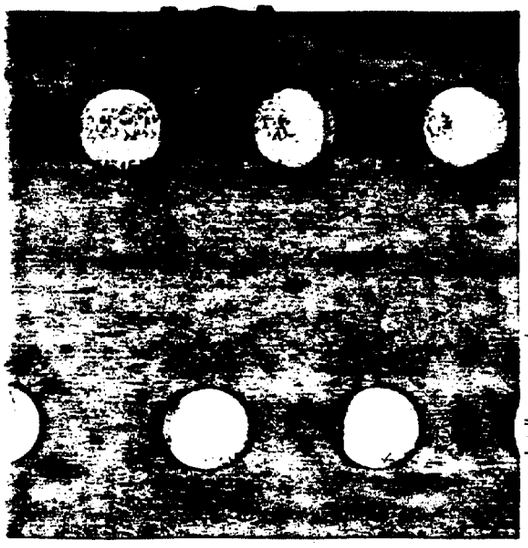
52638
IDENTIFICATION REFERENCE
95 APR 10 AM 10:56

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



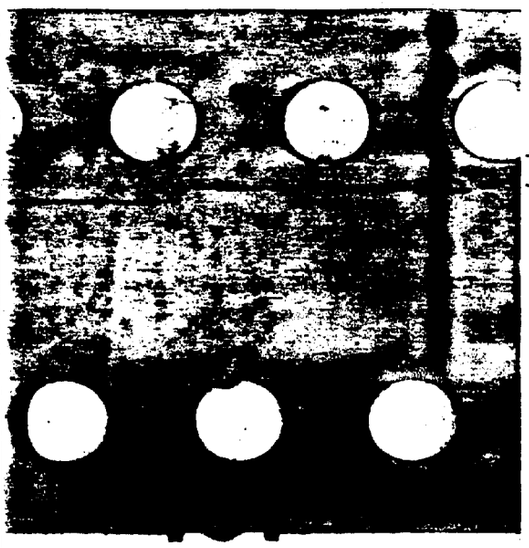
RECEIVED OF _____

FOR _____

BOOK 9648PG168

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	185000.00
CON TX	684.50
PRFEE	1.00
MDEED	8.00
TOTAL	
BANK	693.50
CHECK	693.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52638

IDENTIF. & REFERENCE

95 APR 18 PM 10:56

REGISTER
DAVIDSON COUNTY, TN.

04/18/95 01 10:56 0001 1978

No. 901454