BOOK 9675 PG 763 Box 49 (1)

State of ~~Tennessee~~ Florida
County of Broward

The actual consideration or value, whichever is greater, for this transaction is $ 0 .

Affiant

Subscribed and sworn to before me, this the 1st day of May 1995.

Notary Public

My commission expires: August 19, 1998

SUZANNE FETTIG
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: AUGUST 19, 1998
#CC386060
Bonded thru Public Underwriters

QUITCLAIM DEED

Return to:
RC/ARBY'S CORPORATION
1000 Corporate Drive
Fort Lauderdale, FL 33334

QUITCLAIM DEED
CORPORATE FORM

Name:
Christine C. Marshall, Esq.

This instrument prepared by:

Christine C. Marshall, Esq.
Arby's, Inc.
1000 Corporate Drive
Fort Lauderdale, FL 33334

95 MAY 18 PM 2:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE
00062160

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Arby's Restaurant Development Corp. 1000 Corporate Drive Fort Lauderdale, FL 33334 Attention: John B. Siversten, Senior Vice President & General Counsel	Arby's Restaurant Development Corp. 1000 Corporate Drive Fort Lauderdale, FL 33334 Attention: Accounting Department	51-8-194

ARBY'S, INC., a Delaware corporation whose mailing address is 1000 Corporate Drive, Fort Lauderdale, Florida 33334 ("Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), and other good and valuable consideration paid by RC/ARBY'S CORPORATION, a Delaware corporation, whose mailing address is 1000 Corporate Drive, Fort Lauderdale, FL 33334 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, and SOLD, and by these presents does hereby GRANT, BARGAIN and SELL, unto Grantee that certain lot, tract or parcel of land situated in Madison, Davidson County, Tennessee, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference for all purposes, and all buildings, structures, fixtures and other improvements located thereon, together with, all and

*all their right title and interest

Nashville, TN-Unit #1433
AZ- 95-4916
95-27821

singular, the rights, benefits, privileges, easements, rights of ways, tenants, hereditaments, appurtenances and interests in anywise appertaining thereto (the "Property"), subject only to those certain exceptions and encumbrances described on the attached Exhibit B (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns, to fully WARRANT the title to the Property and FOREVER DEFEND the same, subject only to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its proper officer, thereunto duly authorized and its seal to be hereunto affixed this 1st day of May, 1995.

ARBY'S, INC., a Delaware corporation

ATTEST:

By: _____
Christine C. Marshall

By: _____
John B. Sivertsen
Senior Vice President and General Counsel

[CORPORATE SEAL]

Signed and delivered in the presence of:

_____
Signature

_____
Printed Name

_____
Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, Judith K. Tate, a Notary Public within and for the State and County aforesaid, personally appeared John B. Sivertsen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Senior Vice President and General Counsel of Arby's, Inc., a corporation, and that as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at 1000 Corporate Drive, Fort Lauderdale, Florida on this the 1st day of May, 1995.

Commission Expires: NOTARY PUBLIC STATE OF FLORIDA OFFICIAL NOTARY SEAL JUDITH K TATE COMMISSION NUMBER CC424738 MY COMMISSION EXP. JAN. 21 1999

Judith K. Tate
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Being a certain tract of land located on the East side of Gallatin Road at 919 Gallatin Road, being Lot One of the Resubdivision of part of Lot 3, Montague Subdivision of record in Book 5190, page 504, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin (new), said pin being the northwest corner of the herein described tract, in the East right-of-way of Gallatin Road and a corner to Congregate Care Asset Trust II as evidenced in Book 9461, page 90, Register's Office for Davidson County, Tennessee;

THENCE with the line of Congregate Care Asset Trust II South 63° 08' 00" East, 200.13 feet to an iron pin (old);

THENCE with the line of Congregate Care Asset Trust II South 27° 06' 32" West, 144.55 feet to an iron pin (old), said pin being in the North right-of-way of Brinkhaven Avenue;

THENCE with said right-of-way North 63° 05' 06" West, 175.10 feet to an iron pin (old), said pin being the beginning of a curve to the right, said curve having a central angle of 90° 13' 06", a radius of 25.00 feet, an arc length of 39.36 feet an a chord of North 17° 58' 33" West, 35.42 feet;

THENCE with said right-of-way, along the arc of the above described curve, 39.36 feet to an iron pin (new), said pin being in the East right-of-way of Gallatin Road;

THENCE with said right-of-way North 27° 08' 00" East, 119.29 feet to the point of beginning and containing 28,782 square feet or 0.661 acres, more or less.

TOGETHER with Easements Appurtenant thereto as set forth in Book 5731, page 42, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Arby's, Inc., an Ohio Corporation, by Deed of Record in Book 5731, page 38, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

(a) Liens for taxes, assessments or other governmental charges not yet due and payable or being contested in good faith, for which appropriate reserves have been made or indemnities provided and the failure to pay such taxes, assessments and/or governmental charges or levies will not result in imminent danger of such Property being sold, foreclosed upon, forfeited or lost;

(b) Liens of landlords, carriers, warehousemen, mechanics, materialmen and other similar liens for sums not more than 60 days delinquent or which are being contested in good faith, have been satisfactorily bonded over or for which appropriate reserves have been made or indemnities provided and the failure to pay such sums will not result in imminent danger of such Property being sold, foreclosed upon, forfeited or lost;

(c) easements, rights-of-way, restrictions and encroachments not materially interfering with the conduct of the business of Grantee at such Property; and

(d) exceptions to title to such Property set forth in the title policy of FFCA Acquisition Corporation, a Delaware corporation, at the closing with respect to such Property.

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