20.00

49

State of ~~Tennessee~~ FLORIDA
County of BROWARD

The actual consideration or value, whichever is greater, for this transaction is $ 450,000.00.

Affiant

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

Notary Public

My commission expires: August 19, 1998

SUZANNE FEENEY
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES AUGUST 19, 1998
#CC 388088

Transfer TAXes already PAID in BK 9676/160

SPECIAL WARRANTY DEED

Return to:
Arby's Restaurant Development Corporation
1000 Corporate Drive
Fort Lauderdale, FL 33334

5314 RECD 3101 03CHECK 20.00

SPECIAL WARRANTY DEED
CORPORATE FORM

Name:
Christine C. Marshall, Esq.

BOOK 9714 PG 781

This instrument prepared by:

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

95 JUN 28 PM 1:18
REGISTER
DAVIDSON COUNTY, TN.

00074208
IDENTIF. + REFERENCE

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. Sivertsen, Senior Vice President & General Counsel	Arby's Restaurant Development Corp. 1000 Corporate Drive Fort Lauderdale, FL 33334 Attention: Accounting Department	60-4-16

RC/ARBY'S CORPORATION, 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 Arby's Restaurant Development 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 Dickerson Park, 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

Nashville, TN-Unit #1857

95-27843

with, all and 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.

RC/ARBY'S CORPORATION,
a Delaware corporation

ATTEST:

By: _____
Curtis S. Gimson
Senior Vice President, Associate General Counsel and Secretary

By: _____
Christine C. Marshall
Assistant Secretary

Signed and delivered in the presence of:

_____
Signature

_____
Printed Name

_____
Signature

_____
Printed Name

[CORPORATE SEAL]

Nashville, TN-Unit #1857

STATE OF FLORIDA
COUNTY OF BROWARD

BOOK 9714 PG 783

Before me, Judith K. Tate, a Notary Public within and for the State and County aforesaid, personally appeared Curtis S. Gimson, 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, Associate General Counsel and Secretary of RC/ARBY'S CORPORATION, a Delaware 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: Jan. 21, 1999

Judith K. Tate

Notary Public

Judith K. Tate

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

Nashville, TN-Unit #1857

EXHIBIT "A"

BOOK 9676PG163

LEGAL DESCRIPTION

BOOK 9714PG784

LAND in Davidson County, Tennessee, being Tract II, on the Revised Final Plat of the Dale Property, as shown on plat of record in Plat Book 7900, page 187, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEING a certain tract of land located along the West side of Dickerson Road at 3196 Dickerson Road in Nashville, Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin (old), said pin being in the West right-of-way of Dickerson Road, the southeast corner of the herein described tract and a corner to Sarah Hailey as evidenced in Book 1229, page 521, Register's Office for Davidson County, Tennessee;

THENCE with the line of Hailey, generally along a barbed wire fence, North 84° 47' 24" West, 220.00 feet to an iron pin (new), said pin being a corner to Ratilal Patel as evidenced in Book 6670, page 490, Register's Office for Davidson County, Tennessee;

THENCE with the line of Patel North 06° 26' 26" East, 150.00 feet to a P.K. Nail (new);

THENCE with the line of Patel South 84° 47' 24" East, 220.00 feet to an iron pin (new), said pin being in the West right-of-way of Dickerson Road and being South 06° 26' 26" West, 136.93 feet from an existing iron pin;

THENCE with said right-of-way South 06° 26' 26" West, 150.00 feet to the point of beginning and containing 32,993 square feet or 0.757 acres, more or less.

BEING the same property conveyed to Arby's, Inc., by Deed of Record in Book 6507, page 460, Register's Office for Davidson County, Tennessee.

BEING the property conveyed to ~~ARBY'S RESTAURANT DEVELOPMENT~~ RC/ARBY'S CORPORATION, a Delaware corporation, by Deed of record in Book 9676, page 155, said Register's Office.

2593 95/13 0101 03CHECK 1512.00

95-27843

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.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 9714 PG 786

RECEIVED OF _____

FOR _____

BOOK 9676 PG 165

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
430000.00
CON TX 1591.00
PRFEE 1.00
WDEED 20.00
TOTAL 1612.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1612.00

05/18/95 01 16:08 0001 2593

0062210
IDENTIF. & REFERENCE

95 MAY 18 PM 4:07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 911946