$20.00 49

Transfer TAXES already PAID on BK 9676-1

State of ~~Tennessee~~ FLORIDA
County of BROWARD

The actual consideration or value, whichever is greater, for this transaction is $766,421.00

Affiant

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

Notary Public

My commission expires August 19, 1998

BOOK 9714 PG 787

SPECIAL WARRANTY DEED

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

SPECIAL WARRANTY 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 JUN 28 PM 1:18

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 007420

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	81-4-37

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 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 Nashville, 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

Nashville, TN-Unit #239

95-27841

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 as of this 1st day of May, 1995.

ARBY'S, INC., a Delaware corporation

ATTEST:

By: _____
David L. Dorff
Senior Vice President and Chief Financial Officer

By: _____
Christine C. Marshall
Assistant Secretary

[CORPORATE SEAL]

Signed and delivered in the presence of:

_____
Signature

Elio L. Ramos
Printed Name

_____
Signature

Judith K. Tate
Printed Name

Nashville, TN-Unit #239

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, Ilvianette Collazo, a Notary Public within and for the State and County aforesaid, personally appeared David L. Dorff, 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 Chief Financial Officer of Arby's, Inc., 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 20 day of June, 1995.

Commission Expires: _____

OFFICIAL NOTARY SEAL
ILVIANETTE COLLAZO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC279129
MY COMMISSION EXP. APR. 22,1997

Ilvianette Collazo
Notary Public

BOOK ~~9676~~ PG ~~4~~

EXHIBIT A BOOK 9714 PG 790

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Second Resubdivision, Lot 2, MetroCenter Tract 21-B, as shown on plat of record in Plat Book 7900, page 724, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER with Easements Appurtenant thereto as set forth in Book 8953, page 739 and book 9382, page 50 and as shown on Plat in Plat Book 7900, page 724, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Arby's, Inc., by Deed of Record in Book 9382, page 50, Register's Office for Davidson County, Tennessee.

01/143162.1
8000-3772
2044 Metro Center Blvd.
Nashville, TN
04/17/95

BOOK 9714PG791

BOOK ~~9676PG 5~~

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.

3803 05/20 0101 03CHECK 20.00

2577 05/18 0101 03CHECK 2634.76

BOOK 9714PG 792

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9676PG 6

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
706421.00
CDN TX 2613.76
PRFEE 1.00
WDEED 20.00
TOTAL 2634.76
CHECK 2634.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/18/95 01 16:00 0001 2577

00621197
IDENTIF. ← REFERENCE

95 MAY 18 PM 3:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 911930