# SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Streich Lang, P.A.
Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004

* When recorded, return to:
Maggie Craft,
FFCA Acquisition Corporation
17207 North Perimeter
Scottsdale, Arizona 85255

ADDRESS NEW OWNER(S) AS FOLLOWS:
FFCA Acquisition Corporation
17207 North Perimeter Drive
Scottsdale, Arizona 85255
Attn: Maggie Craft

STATE OF ARIZONA
COUNTY OF MARICOPA
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF NOVEMBER, 1995

NOTARY PUBLIC Lori J. Scullerer
MY COMMISSION EXPIRES 6/17/96

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SEND TAX BILLS TO:

FFCA Acquisition Corporation
Attention: Maggie Craft
17207 North Perimeter Drive
Scottsdale, Arizona 85255

MAP & PARCEL NUMBERS:

160-186

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE/I,

GREAT WESTERN CAPITAL CORPORATION, a California corporation,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FFCA ACQUISITION CORPORATION, A Delaware corporation,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE, TOGETHER WITH ALL INTERESTS, PRIVILEGES AND EASEMENTS APPURTENANT THERETO AND ANY AND ALL IMPROVEMENTS NOW AND HEREAFTER LOCATED THEREON. (THE "PROPERTY").

GRANTOR FOREVER WARRANTS TITLE TO THE PROPERTY, SUBJECT ONLY TO MATTERS OF RECORD AND THAT CERTAIN LEASE SPECIFICALLY DESCRIBED ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF, AGAINST ITS OWN ACTS, BUT NOT THE ACTS OF ANY OTHERS. GRANTEE IS ACQUIRING TITLE TO THE PROPERTY SUBJECT TO ANY DISCREPANCY BETWEEN THE LEGAL DESCRIPTION SET FORTH ON EXHIBIT "A" AND THE LEGAL DESCRIPTION SET FORTH IN THE CONVEYANCE INSTRUMENT BY WHICH GRANTOR ACQUIRED TITLE TO THE PROPERTY, AND TO THE EXTENT ANY SUCH DISCREPANCY MAY EXIST, GRANTOR MAKES NO WARRANTY OF TITLE WITH RESPECT THERETO.

0126163

This is improved [X] property known as: 5640 Franklin Pike Circle
Brentwood, TN

FFCA (8000-4034)/25

CWP.243.FFCA.GRWESTRN.P9510-25.DED

29931 GTL

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS his hand(s) this 21st day of November, 1995

GRANTOR:

GREAT WESTERN CAPITAL CORPORATION,
a California Corporation

By: _____
R.T. Roades
Senior Vice President

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. T. Roades with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his/her/their oaths acknowledged him to be the Senior Vice President of Great Western Capital Corporation the within named bargainor, a corporation, and that R. T. Roades as such Senior Vice President being authorized to do so, executed the foregoing instrument for the purposes there in by signing the name of the corporation by the said R. T. Roades as such Senior Vice President.

Witness my hand and official seal at Phoenix, Arizona on this the 21st day of November, 1995.

My Commission Expires _____

Lori J. Schleier
Notary Public

OFFICIAL SEAL
LORI J. SCHLEIER
Notary Public-State of Arizona
MARICOPA COUNTY
My Comm. Exp. June 17, 1996



CWP.243.FFCA.GRWESTRN.F9510-25.DED

EXHIBIT "A"



Legal Description

BEING a certain tract of land located at 5640 Franklin Park Circle in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot 3, of the McArthur Subdivision, of record in Book 5200, page 363, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin (old), said pin being the southwest corner of the herein described tract, in the East right-of-way of Franklin Pike Circle, and a corner to RTM Winners, L.P. as evidenced in Book 7923, page 541, Register's Office for Davidson County, Tennessee;

THENCE with said right-of-way North 27° 05' 00" East, 126.01 feet to an iron pin (old), said pin being a corner to Growth Hotel Investors as evidenced in Book 8186, page 573, Register's Office for Davidson County, Tennessee;

THENCE with the line of Growth Hotel Investors South 62° 55' 22" East, 220.36 feet to an iron pin (old), said pin being in the West right-of-way of Interstate 65 (a controlled access highway);

THENCE with said right-of-way South 41° 34' 20" West, 130.24 feet to an iron pin (old), said pin being a corner to the aforementioned RTM Winners, L.P.;

THENCE with the line of RTM Winners, L.P. North 62° 53' 53" West, 187.78 feet to the point of beginning and containing 25,724 square feet or 0.591 acres, more or less.

Being the same property conveyed to Great Western Capital Corporation, by Deed of Record in Book 7380, page 40, Register's Office for Davidson County, Tennessee.

FFCA #: 8000-4034
STORE #: 25
Address: 5640 Franklin Pike Circle
Brentwood, Tennessee
A1 through A1
JCJ\E:\WORK\LEGAL.OES\09510-25.EX

EXHIBIT B

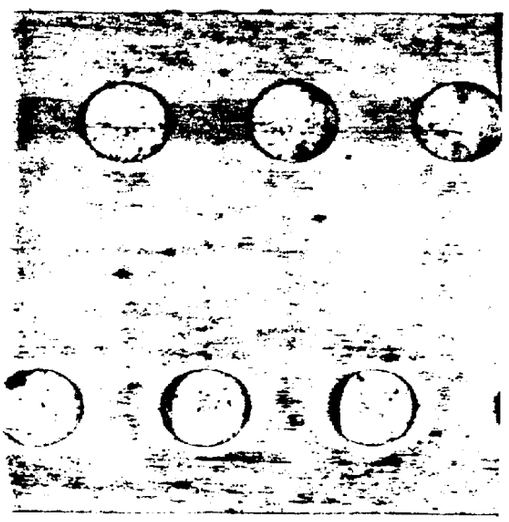
Lease:

Lessee Name: Southern Hospitality Corporation, a Tennessee corporation

Landlord Name: Wenequity Limited Partnership 1981-One, an Ohio limited partnership

Date of Lease: January 13, 1982

1848 11/27 0101 03CHECK 2613.10





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

RECEIVED OF _____

FOR _____

BOOK 9869 PG 405

| | | |
|---|---|---|
| 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 703000.00
CON TX 2601.10
PRFEE 1.00
WDEED 16.00
TOTAL 2618.10
CHECK 2618.10

11/27/95 01 15:57 0001 1848

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0126163
IDENTIFICATION REFERENCE

95 NOV 27 PM 3:57
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 980376