This instrument prepared by:
Kay B. Housch, Attorney at Law
Suite 105, 315 Deaderick Street
Nashville, TN 37238

BPR # 010995

Box 35
277645 KBH

BOOK 10068 PG 359

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Golden Arch Limited Partnership	Same	Map 22
(NAME) PO Box 66207, AMF O'Hare	(NAME)	Parcel 137
(STREET ADDRESS OR ROUTE NUMBER) Chicago, IL 60666	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Rainbow, Inc., a Tennessee corporation has this day bargained and sold, and does hereby transfer and convey unto the said Golden Arch Limited Partnership d/ba Delaware Golden Arch Limited Partnership, a Delaware Limited Partnership, the Grantee herein, their successors, heirs and assigns, certain real estate together with all easements, rights and appurtenances and all right, title and interest in buildings, improvements and public roads and streets adjoining the premises in Davidson County, Tennessee, as follows:

(SEE EXHIBIT "A" attached hereto and made a part hereof for legal description of premises hereby conveyed.)

7689 05/31 0101 03CHECK 984.25

STATE OF TENNESSEE
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is $282,500.00.*
Subscribed and sworn to before me this the 31st *day of* May *19* 96

Affiant

My commission expires: 9/18/99
(Affix Seal)

Notary Public

This is improved property, known as 7261 Whites Creek Pike, Joelton, Tennessee 37080

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 31st *day of* May, *19* 96, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RAINBOW, INC.

BY: Gordon J. McCammon

Its: CEO

0187370
IDENTIF. & REFERENCE

96 MAY 31 PM 12:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, *a Notary Public in and for said County and State,* _____, *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____, *this* ___ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, Kay B. Housch, *a Notary Public of the State and County aforesaid, personally appeared* Gordon F. McCammon, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* CEO *of the RAINBOW, INC., the within named bargainor, a corporation, and that* he *as such* CEO *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* CEO.

Witness my hand and official seal, at office in Nashville, TN, *this* 31st *day of* May, 1996

Kay B. Housch
Notary Public

My Commission Expires: 11/22/97

ENCUMBRANCES

1. Real property taxes for 1996, a lien, but not yet due or payable.

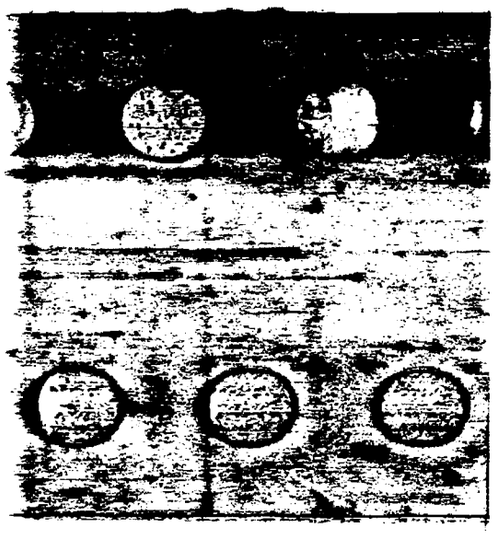
2. All matters shown on survey by Cherry Land Surveying dated November 11, 1995, as revised May 7, 1996 and May 20, 1996, File No. 95285 and Surveyor's Report of even date.

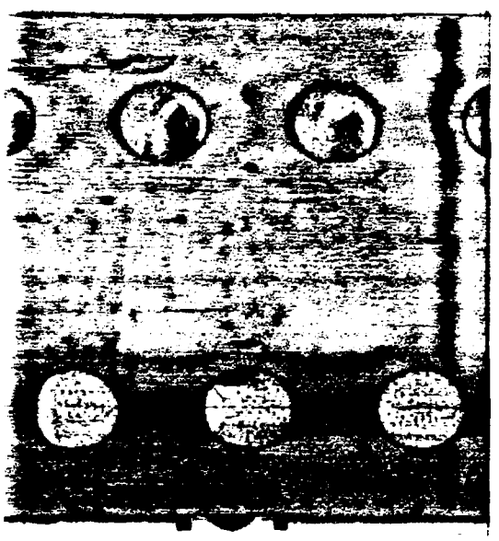
EXHIBIT "A"

Being a tract of land lying in Joelton, Davidson County, Tennessee, and being the property of Rainbow, Inc., as of record in Deed Book 7792, page 136, at the Register's Office for Davidson County, Tennessee, and being bounded on the north by the South right of way line of Interstate 24, on the East by the West right of way line of Whites Creek Pike, and on the South by the north right of way line of Eatons Creek Road, and being more particularly described as follows:

Beginning at a concrete monument at the intersection of the north right of way line of Eatons Creek Road and the South right of way line of Interstate 24; thence with the south right of way line of Interstate 24 South 87 deg. 21 min. 41 sec. East, 77.49 feet to an iron rod; thence north 85 deg. 21 min. 33 sec. East, 256.37 feet to a concrete monument; thence south 67 deg. 18 min. 27 sec. East 116.23 feet to a concrete monument at the intersection with the west right of way line of Whites Creek Pike; thence with the west right of way line of Whites Creek Pike South 13 deg. 46 min. 56 sec. East, 297.49 feet to a concrete monument at the intersection with the north right of way line of Eatons Creek Road; thence with the north right of way line of Eatons Creek Road north 83 deg. 40 min. 44 sec. West, 78.66 feet to a concrete monument; thence north 38 deg. 13 min. 58 sec. west 147.75 fee to a concrete monument; thence with a curve to the left, the central angle of which is 45 deg. 23 min. 46 sec. the radius of which is 507.47 feet, the chord of which is north 60 deg. 39 min. 54 sec. West, 391.64 feet, along an arc length of 402.07 feet to the point of beginning. Containing 58,512 square feet (1.343 acres, more or less).

Being a portion of the same property conveyed to Rainbow, Inc., a Tennessee corporation, by deed from M & R Investments, Ltd., a Tennessee limited partnership, of record in Book 7792, page 136, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10068 PG 362

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	
				262500.00
			CON TX	971.25
			PRFEE	1.00
			WDEED	12.00
			TOTAL	984.25
			CHECK	984.25
05/31/96	01	12:31	0001	7689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187370
IDENTIF. ↑ REFERENCE

96 MAY 31 PM 12:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045586