File 14151
File Box 9B
(First Title & Escrow)

0227436
IDENTIF. & REFERENCE

BOOK 10197 PG 592

96 SEP 20 AM 10: 23

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s):
FTEC Exchange Corp., Inc.
Suite 110
2000 Richard Jones Road
Nashville, Tennessee 37215

Send Tax Bills to:
New Owner

Map: 142
Parcel: 223

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MRS. WINNER'S, L.P., a Georgia limited partnership, formerly known as RTM Winners, L.P., ("Grantor") has this day bargained and sold, and does hereby transfer and convey to FTEC EXCHANGE CORP., INC., a Tennessee corporation, as qualified intermediary for TSE TSENG CHEN and wife, SU YUAN TENG, ("Grantee") its successors and assigns all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 7120 Hwy. 70 South, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B." Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

Grantee acknowledges that the improvements located on the real property conveyed herein has previously suffered significant damage from fire and that Grantee accepts title to the improvements in their present "where is as is" condition, there being no express or implied warranty of fitness for a particular purpose.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer, on this 13 day of September, 1996.

GRANTOR:

MRS. WINNER'S, L.P.,
a Georgia limited partnership

By: WINNERS CORPORATION,
a Georgia corporation,
its General Partner

By: _____

Title: Sr. V.P.

By: _____

Title: Robert S. Stallings
V.P. & Asst. Secretary

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert S. Stallings & J. Russell Welch, with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained and who further acknowledged that ~~they~~ ~~is~~ are the V.P./Asst Secty & Sr. V.P. of Winners Corporation, a Georgia corporation, the General Partner of Mrs. Winner's, L.P., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 13th day of September, 1996.

_____
Notary Public

My Commission Expires: 3-3-98

DEBORAH CONANT DU PONT
Notary Public, Fulton County, Georgia.
My Commission Expires March 3, 1998.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to
before me this 19th day
of September, 1996.

Notary Public

My Commission Expires: 6/10/97

EXHIBIT 'A'

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 2 on a Revision of Lot No. 2, Re-Subdivision of Lot Two and Reserved Parcel A Bellevue Center, Section Three, of record in Book 5190, page 554, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the north right of way of U.S. Highway 70 South, said pin being 387.06 feet east of the center line of Belle Forest Circle, thence leaving said right of way North 11 deg. 34 minutes 38 seconds, west 176.31 feet to a point in the center of a 24 foot roadway access easement; thence with the center of the roadway and a curve to the left (having a radius of 993.64 feet and a central angle of 6 deg. 24 minutes 23 seconds) 111.10 feet to a point in the center of the 24 foot roadway access easement; thence leaving road South 7 deg. 59 minutes 39 seconds East 15.05 feet to a concrete monument; thence South 11 degrees 33 minutes East 160.00 feet to a concrete monument in the north right of way of U.S. Highway 70 South; thence with a curve to the right (having a radius of 2775.00 feet and a central angle of 2 deg. 16 minutes 16 seconds) 110.00 feet to the point of beginning.

TRACT II:

Together with a 12 foot non-exclusive joint roadway access easement adjoining said property on the north extending 446.57 feet westerly to Belle Forest Circle, of record in Book 5205, page 114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RTM Winnters, L.P., by Deed of record in Book 7923, page 553, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

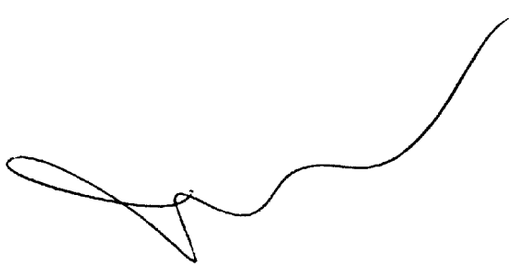
Exhibit "B"

1. All taxes for the years subsequent to 1996 liens not yet due and payable.

2. All matters appearing on the Plat of record in Book 5190, page 554, Register's Office for Davidson County, Tennessee, including but not limited to, a 15 foot minimum building setback line from U.S. Highway 70 South, and a 10 foot easement for public utility and drainage purposes along the easterly line of said lot, and a 40 foot public utility and drainage easement along the northerly line of said lot, and a 24 foot join roadway access easement for ingress and egress across the northerly end of said lot as shown on plat of record. Plat specified that access is permitted only at points as shown on said plat of record, and a 3 foot x 15 foot utility anchor easement located on the southeasterly corner of said lot.

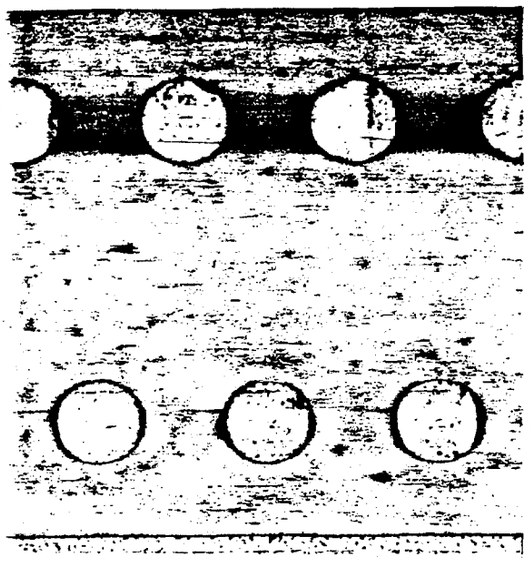
3. Title to that portion of the premises embraced within the bounds of any roads or highways.

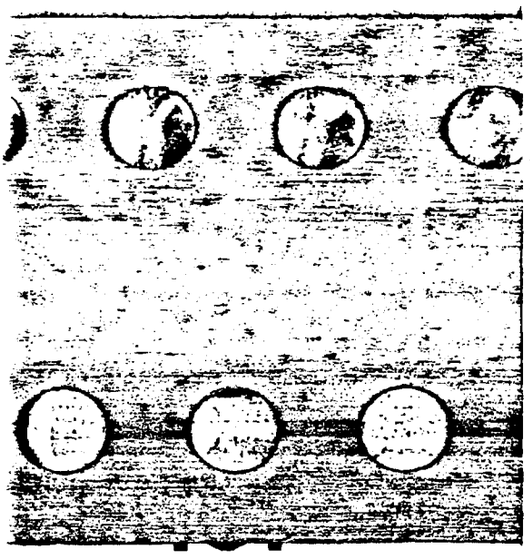
4. Rights of others in Easement(s) as set forth in instrument of record in Book 5205, page 114, Register's Office for Davidson County, Tennessee.



0803 09/20 0101 03CHECK 1168.00

m\bellcd





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10197 PG 597

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	
				310000.00
			CON TX	1147.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	1168.00
			CHECK	1168.00
09/20/96		01	10:29 0001	0803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227436
IDENTIF. # REFERENCE

96 SEP 20 AM 10:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1033222