This Instrument Prepared By:
George E. Mudter, Jr., Esquire
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027
No. 14151

Send Tax Bills To New Owner(s):
Tse Tseng Chen
7845 Harpeth View Drive
Nashville, Tennessee 37221

3B
38

File: Box 9B
First Title and Escrow Company

Map 142 Parcel 223

BOOK 10333 PG 811

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, FTEC EXCHANGE CORP., INC., a Tennessee corporation ("Grantor") does hereby quitclaim and convey unto TSE TSENG CHEN and wife, SU YUAN TENG, all of its right, title and interest in and to the following real property in Davidson County, State of Tennessee, to wit:

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 min. 38 sec. 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 min. 23 sec.) 111.10 feet to a point in the center of the 24-foot roadway access easement; thence leaving road South 7 deg. 59 min. 39 sec. East 15.05 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 min. 16 sec.) 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, Tennesee.

Being the same property conveyed to FTEC EXCHANGE CORP., INC., a Tennessee corporation by limited warranty deed from RTM Winners, L. P., of record in Book 10197, page 592, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer this 30th day of January, 1997.

FTEC EXCHANGE CORP., INC.

BY: _____
George E. Mudter, Jr., President

0269309
IDENTIF. & REFERENCE

97 FEB -3 AM 11:05
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

BOOK 10336 PG 812

There is no monetary consideration for this transfer.

Affiant

Sworn and subscribed before me this 30th day of January, 1997.

Notary Public

My Commission Expires: 11-28-98

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of FTEC Exchange Corp., Inc., 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 30th day of January, 1997.

Notary Public

My Commission Expires: 11-28-98

2295 02/03 0101 03CHECK 8.00