(5)

FOR RECORDING PURPOSES

LTIC File No. 37742 - GTK File Box 49

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $700,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: ~~APRIL~~ MAY 8, 1998.

NOTARY PUBLIC

COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 12, 1999

BOOK 10923 PG 875

THIS INSTRUMENT PREPARED BY:

Lawyer's Title Insurance Corporation

424 Church Street, Suite 200, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mark Brownell c/o P.D. Eats, Inc. 1001 Old Lebanon Dirt Rd Mt. Juliet, TN. 37122	P.D. Eats, Inc. 1001 Old Lebanon Dirt Rd Mt. Juliet, TN. 37122	34-2/106

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
CNL INCOME FUND, XVI, LTD.

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

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Krispy Kreme, as shown on plat of record in Plat Book 7900, Page 790, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to CNL Income Fund XVI, LTD, by Deed of Record in Book 9665, Page 478, Register's Office for Davidson County, Tennessee.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 1901 Gallatin Blvd.
Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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, this date: April 30, 1998

CNL INCOME FUND XVI, LTD, a Florida limited partnership

By: **CNL REALTY CORPORATION**, a Florida corporation, as General Partner

By: _____
Robert A. Bourne, as President

By: _____
James M. Seneff, Jr., as General Partner

By: _____
Robert A. Bourne, as General Partner

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

4997 05/08 01:01 CHECK 2599

98 MAY -8 PM 1:52

04357718

NOTARY ACKNOWLEDGEMENT

BOOK 10923 PG 876

(Corporate Notary ACKNOWLEDGEMENT)
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JAMES M. SENEFF, JR. AND ROBERT A. BOURNE,** with whom I am personally acquainted, or proved to me by satisfactory evidence, and upon oath acknowledged himself/herself/theirselves to be the **GENERAL PARTNERS** of **CNL INCOME FUND XVI, LTD.**, a Florida limited partnership, and that as such **GENERAL PARTNERS** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said limited partnership.

Witness my hand and official seal at office at Orlando, Florida on this date of April 30th, 1998.

Commission Expires: Mary Lee Stallings
My Commission CC478289
Expires July 06, 1999

Mary Lee Stallings
Notary Public

(Corporate Notary ACKNOWLEDGEMENT)
STATE OF FLORIDA
COUNTY OF ORANGE

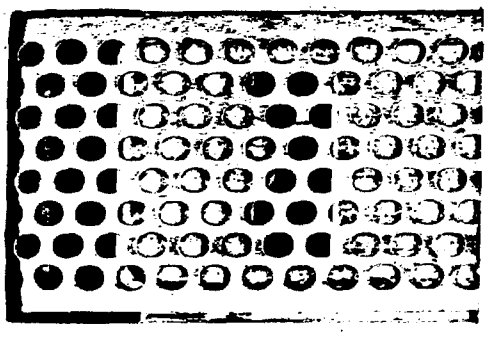
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ROBERT A. BOURNE,** with whom I am personally acquainted, or proved to me by satisfactory evidence, and upon oath acknowledged himself/herself/theirselves to be the **President of CNL REALTY CORPORATION, a General Partner of CNL INCOME FUND XVI, LTD.**, a Florida limited partnership, and that as such **President** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said limited partnership.

Witness my hand and official seal at office at Orlando, Florida on this date of April 30th, 1998.

Commission Expires: _____

Mary Lee Stallings
My Commission CC478289
Expires July 06, 1999

Mary Lee Stallings
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10923 PG 877

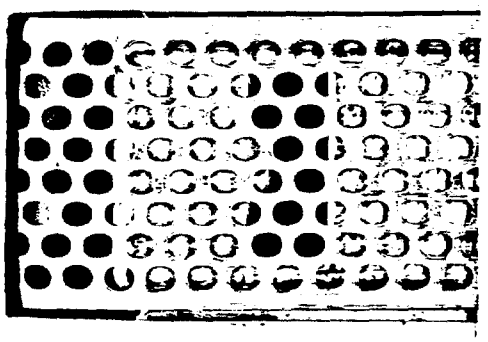
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 700000.00
CON TX 2590.00
PRFEE 1.00
WDEED 8.00
TOTAL 2599.00
CHECK 2599.00

05/08/98 01 13:55 0001 4997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435778
IDENTIF. & REFERENCE
98 MAY -8 PM 1:52
REGISTER
DAVIDSON COUNTY, TN.

No. 1291035