48 B

BOOK 11057 PAGE 324

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New owner(s)	Send Tax Bills To	Map-Parcel Number(s)
McDonald's Corporation P.O. Box 66207 AMF O'Hare Chicago, IL 60666 Attn.: L/C 041-0602	Same	Part of Map 161, parcels 33 and 34

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, OH&E, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys, to MCDONALD'S CORPORATION, a Delaware corporation ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

Without limitation of any other provision hereof, said property is conveyed specifically subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend forever the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

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

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed this 6th day of August 1998.

OH&E, LLC, a Tennessee limited liability company

By: _____
Russell, F. Morris, III, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $800,000.00.

_____
Affiant

Sworn to and subscribed before me this 6th day of August, 1998.

_____
Notary Public

My Commission Expires:
Jan. 27, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Russell F. Morris, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of OH&E, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand, at office, this 6th day of August, 1998.

_____
Notary Public

My Commission Expires:
5/26/03

EXHIBIT A

[Property Description]

A tract of land known as Lot 2 on the final plat of OH&E Business Park, of record in Book 9700, page 703 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning an iron rod situated in the northerly margin of Old Hickory Boulevard, said point being the common corner of the property herein described and the property conveyed to Bruno's Inc. of record in Book 6947, Page 527 Register's Office for Davidson County, Tennessee, Tennessee.

Thence, leaving said road and along aforementioned property, N 47 deg 49 min 49 sec E a distance of 37.87 feet to an iron rod;

Thence, N 20 deg 41 min 48 sec W, a distance of 243.42 feet to an iron rod;

Thence, N 87 deg 45 min 42 sec E, a distance of 221.99 feet to an iron rod;

Thence, S 10 deg 11 min 14 sec E, a distance of 347.38 feet to a point in the northerly margin of Old Hickory Boulevard;

Thence, along said road and around a curve to the right having a central angle of 27 deg 22 min 31 sec, a radius of 505.25 feet, a length of 241.40 feet, and a chord which bears N 70 deg 25 min 43 sec W for a distance of 239.11 feet to the point of beginning and containing 1.432 acres of land more or less.

Being a portion of the same property conveyed to OH & E, LLC of record in Book 10754, Page 315 and Book 10754, Page 323 in the Register's Office for Davidson County, Tennessee.

The foregoing description was prepared by Allen R. Trumbo (R.L.S. No. 1127) of Dale & Associates, 516 Heather Place, Nashville, Tennessee, in accordance with the plat of record in Book 9700, page 703, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Encumbrances]

1. Taxes for 1998 and thereafter, a lien not yet due and payable.

2. Easements contained in instruments of record in Book 6530, page 758, Book 7196, page 818, Book 7859, page 389 and Book 8919, page 233, Register's Office for Davidson County, Tennessee.

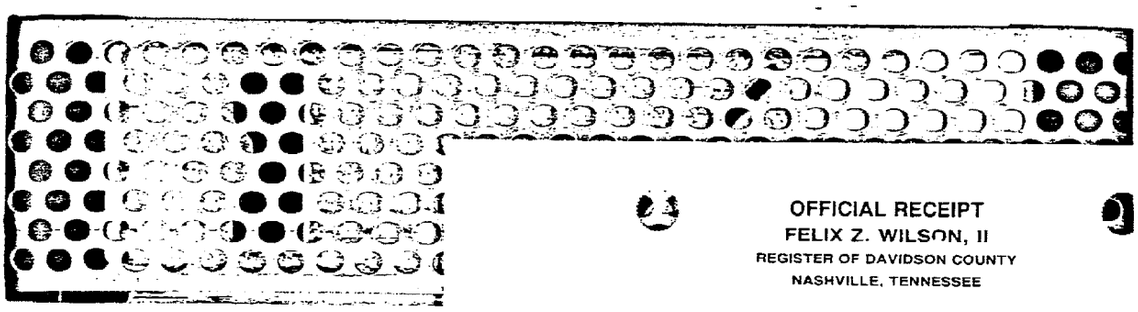
3. Matters shown on survey by Cherry Land Surveying dated 12/23/97, last revised 1/15/98.

4. Matters shown on plat of OH&E Business Park, of record in Plat Book 9700, page 703, said Register's Office.

5. Declaration of Easements, Covenants, Conditions and Restrictions executed by Grantor being recorded in said Register's Office contemporaneously with the recording of this deed.

SHEETS/ 621250.2

98072432
IDENTIF. & REFERENCE
98 AUG -7 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
4249 08/07 0101 CHECK 2979.00



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

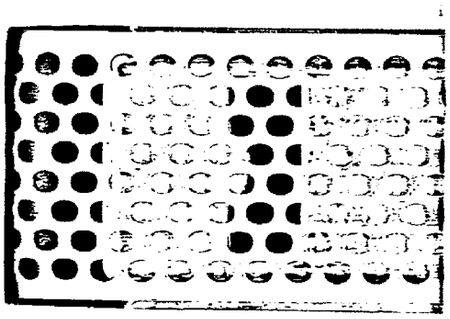
RECEIVED OF _____

FOR _____

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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 800000.00
CDN TX 2960.00
PRFEE 1.00
~~MISC~~ 16.00
CFEE 2.00
TOTAL 2979.00
CHECK 2979.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/98 01 14:39 0001 4249

0472432
IDENTIF. & REFERENCE

98 AUG -7 PM 2:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329820