BOOK 11058 PAGE 860

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)
Cheryl Crewse 305 Culpepper Ct. Brentwood, TN 37027	Same	161-263

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 CHERYL CREWSE, an individual ("Grantee"), her heirs 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, her heirs 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, her heirs 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.]

0472876
IDENTIF. & REFERENCE
98 AUG 10 AM 11:33
REGISTER
DAVIDSON COUNTY, TN.

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 $ 125,000.00.

_____
Affiant

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

_____
Notary Public

My Commission Expires:

_____

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:
5/26/02

EXHIBIT A

[Property Description]

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Nippers Corner, as shown on plat of record in Plat Book 7900, page 299, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed of record in Book 11055, page 595, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Encumbrances]

1. Harmless Agreement in Book 8890 page 48.

2. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 8481, page 863, as amended by instrument of record being recorded contemporaneously herewith.

3. Easements to State or Tennessee, as set forth in instruments recorded in Book 7859, page 389 and Book 7859, page 392.

4. Easement(s) to McDonald's of Hawaii Development Company, as set forth in instrument recorded in Book 8525, page 983.

5. Easement(s) to McDonald's of Hawaii Development Company, as set forth in instrument recorded in Book 8525, page 978.

6. Easement Agreement recorded in Book 8890, page 55.

7. Storm Water Detention Agreement recorded in Book 8325, page 951.

8. ALL matters shown on plat recorded in book 7900, page 299.

9. Restriction prohibiting the property from being used for restaurant purposes for a period of 20 years from the date hereof, as described in a deed from McDonald's Corporation to OH&E, LLC, being recorded contemporaneously herewith.

SHEETS/ 623683.3

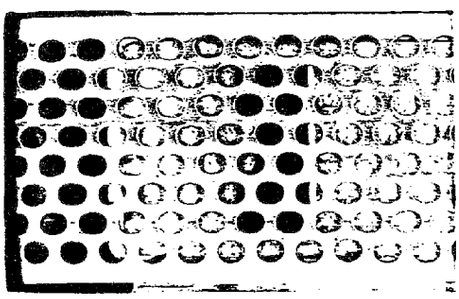
4745 08/10 0101 03CHECK 481.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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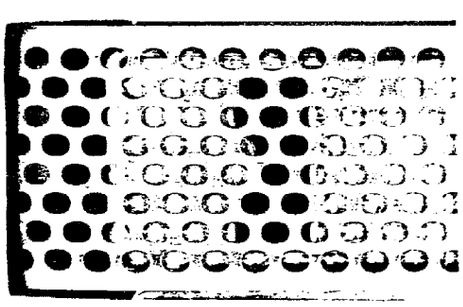
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 481.50
CHECK 481.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/10/98 01 11:34 0001 4745



0472876
IDENTIF. & REFERENCE

98 AUG 10 AM 11:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1330311