47

BOOK 11068 PAGE 446

# WARRANTY DEED[1]

KNOW ALL PERSONS BY THESE PRESENTS, that for the consideration hereinafter recited, WASHMASTER ARLINGTON LIMITED PARTNERSHIP, a Texas limited partnership, has this date bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto QUINCY'S RESTAURANTS, INC., an Alabama corporation, and to all its successors and assigns, in fee simple forever, the following described real estate:

> All that piece, parcel or lot of land with improvements thereon specifically described in Exhibit "A" ( the "Property") hereto attached and made a part of this deed.

TO HAVE AND TO HOLD unto it, the said QUINCY'S RESTAURANTS, INC., an Alabama corporation, and unto its successors and assigns, in fee simple forever, the above described real estate, together with the improvements thereon, and the hereditaments and appurtenances thereunto appertaining.

AND THE UNDERSIGNED covenants with the said QUINCY'S RESTAURANTS, INC., an Alabama corporation, and with its successors and assigns, that it is lawfully seized and possessed of said real estate; that it has a good and valid right to sell and convey the same; that said real estate is free from all encumbrances except covenants, easements, reservations, and restrictions of record, zoning ordinances, taxes and assessments of the year 1998 and thereafter, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

---

1 Person or agency responsible for payment of taxes:

Quincy's Restaurants, Inc.
489 Peachtree Street, N. E.
Atlanta, GA 30308

Tax Parcel No. 120-6-49 (a portion of)
2DA460
This instrument was prepared by:
Timothy E. Flemming
203 East Main Street P-12-03
Spartanburg, SC 29319

98 AUG 17 PM 1:31

04757123

Exhibit A

Being a parcel of land in Nashville, First Civil District, Twenty-Seventh Councilmanic District, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Murfreesboro Pike and McGavock Pike, being more particularly described as follows:

One foot of land east of the common property line of Grantor and Grantee, said property line being described as follows:

BEGINNING at a point in the southerly right-of-way line of Murfreesboro Pike (Highway 41 and 70S), said point being 139.99 feet from the easterly right-of-way line of McGavock Pike;

THENCE , leaving said southerly right-of way line of Murfreesboro Pike along a line parallel to McGavock Pike, South 17° 30' West, 301.87 feet to a point.

Being the same property conveyed to Washmaster Arlington Limited Partnership, a Texas Limited Partnership, by deed from Murfreesboro Road Auto Wash Corporation, Inc., formerly known as Hot Springs Auto Wash Corporation of Tennessee, NV a Netherland Antilles Corporation, of record in Book 9901, Page 410, Register's Office for Davidson County, Tennessee.

STATE OF NEW YORK
COUNTY OF

I hereby affirm that the actual consideration for this transfer is four thousand dollars ($4,000.00).

Affiant: [signature]
Assistant Secretary
Washington Auto Center (USA), Inc.,
a Tennessee corporation
sole general partner

WASHMASTER ARLINGTON
LIMITED PARTNERSHIP,
Texas limited partnership

Subscribed and sworn to before me this 16 day of July, 1998.

[signature]
Notary Public for

My commission expires:

WILLIAM G. SIGISMONDO
NOTARY PUBLIC, State of New York
No. 03 SI8993025
Qualified in Staten Island County
Certificate Filed in New York County
Commission Expires November 30, 1999

STATE OF TENNESSEE

This 16th day of July, 1998

WASHMASTER ARLINGTON
LIMITED PARTNERSHIP,
a Texas limited partnership

By: Washington Auto Center (USA), Inc.,
a Tennessee corporation
sole general partner

By: [signature]
Name: JEFFREY A. GREELE
Title: ASSISTANT SECRETARY

STATE OF NEW YORK
COUNTY OF

Before me, William G. Sigismondo, a Notary Public in and for the state and county aforesaid, personally appeared Jeffrey A Greele, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be ASSISTANT SECRETARY of Washington Auto Center (USA), Inc., a Tennessee corporation, sole general partner of WASHMASTER ARLINGTON LIMITED PARTNERSHIP , a Texas limited partnership, on behalf of said limited partnership, who is personally know to me to be the person who signed the foregoing instrument and he acknowledged that the execution thereof was his free act and deed as such officer for the uses and purposes therein expressed, and that the said instrument is the act and deed of said limited partnership for the uses and purposes therein expressed.

WITNESS my hand and official seal this 16 day of July, 1998.

[signature]
Notary Public

My commission expires:

WILLIAM G. SIGISMONDO
NOTARY PUBLIC, State of New York
No. 01SI8993025
Qualified in Staten Island County
Certificate Filed in New York County
Commission Expires November 30, 1999

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

RECEIVED OF _____

FOR _____

BOOK 11068 PAGE 450

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 400.00
CON TX 1.80
PRFEE 1.00
WDEED 16.00
PFEE 1.00
TOTAL 19.80
CHECK 19.80

08/17/98 01 13:32 0001 TRT

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0475723
98 AUG 17 PM 1:31

**No.** 1333343