(2)

BOOK 11111 PAGE 649

Box 36

SITE #163 - Nashville, TN
Applebee's # 1163
Madison
Davidson County

This instrument was prepared by:
William M. Hagood, III, Esquire
Love, Thornton, Arnold & Thomason , P.A.
410 East Washington Street (29601)
P. O. Box 10045
Greenville, SC 29603

RETURN DOCUMENT TO:
Commonwealth Land Title Ins Co
823 E Main St., Suite 1300
Richmond, VA 23219

STATE OF GEORGIA)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $1,466,252.00.

L. Hopkins
Affiant
Title

Subscribed and sworn to before me this 19th day of August, 1998.

Notary Public

My Commission Expires: Notary Public, Fulton County, Georgia My Commission Expires Sept. 9, 2001

048763 1
IDENTIF. # REFERENCE

98 SEP 14 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

Address New Owner:	Send tax bills to:	Map & Parcel No.:
CNL APF Partners, LP 400 East South Street Suite 500 Orlando, FL 32801	Same	34-09-177

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Apple South, Inc., a Georgia corporation**, (the "Grantor"), has bargained and sold and by these presents does transfer and convey to

CNL APF PARTNERS, LP, a Delaware limited partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with, all and singular, the improvements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

Being the same property conveyed to Apple South, Inc. by Quitclaim Deed from DR Holdings, LP, recorded in Deed Book 11111, page 646, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements and restrictions of record and other matters of public record which affect the subject Property, including applicable governmental zoning ordinances or regulations in effect thereon.

TO HAVE AND TO HOLD the Property herein conveyed, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

AND THE GRANTOR does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

WITNESS the execution of Grantor as of the 24th day of August, 1998.

APPLE SOUTH, INC., a Georgia corporation

By: L Profumo

Louis J. Profumo
Senior Vice President

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STATE OF GEORGIA)
)
COUNTY OF ~~MORGAN~~)
FULTON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Louis J. Profumo,** with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President, authorized to execute this instrument on behalf of Apple South, Inc., a Georgia corporation, the within-in named bargainor, and he, as such Sr. Vice President, executed the foregoing instrument for the purpose herein contained, by signing the name of the corporation by himself as such Sr. Vice President.

Witness my hand and official seal at office on this the 14th day of August, 1998.

Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires Sept. 9, 2001

My Commission expires: _____

EXHIBIT "A"
(LEGAL DESCRIPTION - Site 163)

All that certain lot, piece or parcel of land, lying and being in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rivergate Station, Section Two, Phase Five, of record in Book 7900, page 359, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same real estate conveyed to DR Holdings, L.P., by deed from Rivergate Station Joint Venture, a Tennessee Joint Venture, dated March 30, 1995, recorded March 31, 1995, in Book 9633, page 490, in said Register's Office.

TOGETHER WITH a 30' x 50' Joint Access Easement as shown on the Plan of Rivergate Station, Section Two, Phase Five, of record in Book 7900, page 359, and a non-exclusive access easement as set forth in Access Easement Agreement recorded in Book 9633, page 499, in said Register's Office.

0539 09/14 0101 03CHECK 5444-13

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

RECEIVED OF _____

FOR _____

BOOK 11111 PAGE 653

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	
				1466252.00
			CON TX	5425.13
			PRFEE	1.00
			WDEED	16.00
			CFEE	2.00
			TOTAL	5444.13
			CHECK	5444.13
		09/14/98	01	14:39 0001 0539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

048763 I
IDENTIF. & REFERENCE

98 SEP 14 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345930