BOOK 11296 PAGE 277

026-00-0
120.00

THIS DOCUMENT WAS PREPARED BY:
Charles Mark Redguard, Esq.
1211 Avenue of Americas, 28th Floor
New York, New York 10036
212-789-6500

SEND TAX NOTICE TO:
Taco Bell of America, Inc.
c/o Taco Bell Corp.
17901 Von Karman
MD 811, Jim Osborne
Irvine, CA 92614
Tn Store # 3539

09 JAN 13 PM 1:35
REGISTER
DAVIDSON COUNTY, TN.

05536535
IDENTIF. & REFERENCE

WARRANTY DEED

STATE OF TENNESEE)
) **SS.**
COUNTY OF DAVIDSON)

MAIL ENV.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollar ($10.00) to the undersigned grantor, **TACO BELL CORP., a California Corporation,** whose mailing address is 17901 Von Karman, Mail Drop 711, Irvine, California 92614, in hand paid by the grantee, **TACO BELL OF AMERICA, INC., a Delaware Corporation,** whose mailing address is 17901 Von Karman, Mail Drop 711, Irvine, California 92614, the receipt of which is hereby acknowledged, the said TACO BELL CORP. does by these presents, grant, bargain, sell and convey unto the said TACO BELL OF AMERICA, INC. the property situate in Davidson County, State of Tennessee and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Prior Instrument Reference: **7284 948**

Together with all and singular, the rights, members, privileges and appurtenances thereunto belonging or in any wise appertaining;

TO HAVE AND TO HOLD, to the said TACO BELL OF AMERICA, INC,, its successors and assigns forever in fee simple.

And TACO BELL CORP., does for itself and for its successors and assigns, covenant with said TACO BELL OF AMERICA, INC., its successors and assigns, that it is lawfully seized in fee simple of said premises; subject to any and all valid restrictions,

servitudes, mineral conveyances and/or reservations of record affecting same; that it has good right to sell and convey same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said TACO BELL OF AMERICA, INC., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Taco Bell Corp., by its duly authorized officer, has hereto set its signature and seal, this the 1 day of October, 1998.

Taco Bell Corp. a California Corporation

By: Melissa Lora

Name: MELISSA LORA
VICE PRESIDENT

Title: _____

TACO BELL CORP. INCORPORATED CALIF. MAR. 21 1962

AFTER RECORDING, MAIL TO:

CHICAGO TITLE INSURANCE CO.
ATTN: MARTY MELODY
171 N. CLARK ST. - MLC: 04SP
CHICAGO, IL 60601

TN# 3539

Corporate Acknowledgement

STATE OF CALIFORNIA)
) SS:
COUNTY OF ORANGE)

Before me Sharon Key, a Notary Public for the State and County aforesaid, personally appeared Melissa Lara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), upon oath, acknowledged to be Vice President (title) of the Grantor, Taco Bell Corp., as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing for and as the act of said Corporation.

Witness my hand and official seal this 27th day of May 1998.

Sharon Key
Notary Public

SHARON KEY
Commission # 1160711
Notary Public - California
Orange County
My Comm. Expires Nov 6, 2001

My commission expires:
Nov 6, 2001

TN # 3539

STATE OF CALIFORNIA)
) **SS:** The actual consideration or value whichever is
COUNTY OF ORANGE) greater, for this transfer is $ 562,688.00

Subscribed and sworn to before me this the 27th day of May 1998.

Sharon Key
Notary Public

Melissa Lora
Affiant

MELISSA LORA
VICE PRESIDENT

SHARON KEY
Commission # 1160711
Notary Public - California
Orange County
My Comm. Expires Nov 6, 2001

My commission expires:
Nov. 6, 2001

This is an unimproved property, known as 2700 Century Pl.

Map Parcel Number: _____

2469 01/13 0101 03CHECK 2104.95

TN#3539

EXHIBIT A

BEING all of Lot No. 1 on the Plan of Revised Final Plat Rivergate Properties, Ltd., of record in Book 6250, page 919, Register's Office for Davidson County, to which plan reference is made for a more particular description.

Matters shown on survey of Ragan, Smith, Murphy & Associates, Inc., dated August 30, 1985, as revised by matters shown on the Plan of Revised Final Plat - Rivergate Properties, Ltd., of record in Book 6250, Page 919, in the Register's Office for Davidson County, Tennessee.

Reciprocal Easement and Development Agreement recorded in Book 6859, Page 802, in the Register's Office for Davidson County, Tennessee.

Amended Property Use Restrictions dated May 5, 1986, amending Property Use Restrictions set forth in instrument dated August 29, 1985, which Amended Property Use Restrictions is of record in Book 6852, Page 560, in the Register's Office for Davidson County, Tennessee.

Declaration of Easements and Covenants recorded in Book 6726, Page 400, as amended by instrument recorded in Book 6852, Page 537, both in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6681, Page 580, and in Book 6815, Page 342, both superseded by instrument of record in Book 6848, page 703, all in the Register's Office for Davidson County, Tennessee.

STORE #3539

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11296 PAGE 282

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0536535
IDENTIF. & REFERENCE

99 JAN 13 PM 1:35

REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				562688.00
			CON TX	2081.95
			PRFEE	1.00
			WDEED	20.00
			CFEE	2.00
			TOTAL	2104.95
			CHECK	2104.95
01/13/99	01	13:37	0001	2469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411916