BOOK 11538 PAGE 548 991250

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison. Attorney at Law 219 W. Seventh Street Post Office Box 1967 Columbia, TN 38401	JRN, Inc. 201 W. Seventh Street Columbia, TN 38401	JRN, Inc. 201 W. Seventh Street Columbia, TN 38401

Map 147-12
Pc 72

GENERAL WARRANTY DEED

This indenture is made and entered into this 22nd day of June, 1999 between KFC National Management Company (hereinafter referred to as "GRANTOR") and JRN, Inc. (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the SIXTH (6TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 1 of the Subdivision of George Hicks property, Section IV, as shown by a map of record in Book 5190 at page 65 in the Davidson County, Tennessee Register of Deeds office, being more particularly described by survey made by A & A Engineers, Inc., dated October 25, 1978, as follows:

Beginning at a point (on the westerly margin of Nolensville Road), being the northeast corner of the Black & Decker property; thence S 71 deg. 06' 19" W 255.43 feet to an iron pin; thence N 16 deg. 47' W 93.40 feet to an iron pin; thence N 69 deg. 35' E 250.30 feet to an iron pin, being a point on the westerly margin of Nolensville Road, being 182 feet, more or less, south of the intersection of Northcrest Drive; thence along margin of said Road, 100.0 feet to the point of beginning.

BEING the same property conveyed to KFC National Management Company by instrument of record in Book 6262 at page 611 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 147-12-72

The above-described property is the same property contained in the prior deed and no new survey is available.

CHECK 984.10
99 JUN 22 PM 2:40
06027888
IDENTIFICATION REFERENCE

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

KFC National Management Company

By: _____

Title: Attorney-in-Fact

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared James A. McDermott III, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Attorney-in-Fact of KFC National Management Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him or herself as such officer.

Witness my hand and seal at office in the aforesaid state and county this 21st day of June, 1999.

NOTARY PUBLIC
COMMISSION EXPIRES: 1-6-2006

NOTARY PUBLIC STATE AT LARGE KY.

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $ 263,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 22nd DAY OF June, 1999.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 10-12-99

NOTARY PUBLIC STATE AT LARGE WILLIAMSON CO. TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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06027788

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:40

REGISTER
DAVIDSON CO. TN.

CAMT
263000.00
CON TX 973.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 984.10
CHECK 984.10
06/22/99 01 14:45 0001 2931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481475