CK-UP

Instr:200003300031898 Page: 1 OF 3
REC'D FOR REC 03/30/2000 12:30:09PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $721.50

OWNER /RESPONSIBLE TAXPAYER:
Johnny L. Jones & John T. Jones
P. O. Box 423
Joelton, TN 37080

THIS INSTRUMENT PREPARED BY:
TACO BELL CORP.
17901 Von Karman Avenue
Irvine, CA 92614

SPECIAL WARRANTY DEED (CORPORATION)

THIS INSTRUMENT made this 17 day of March ,2000 between Taco Bell Corp. a California corporation,("Grantor") and Johnny L. Jones and John T. Jones, individuals ("Grantee").

WITNESSETH:

THAT SAID GRANTOR, for and in consideration of the sum of TEN AND No/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee, the following described premises, to -wit;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property conveyed to Taco Bell Corp., a California corporation by deed of record in Book 05156 page 429, in the office of the Register of Deeds for Davidson County, Tennessee.

TOGETHER WITH all easements, hereditaments, and appurtenances thereto appertain, and together with all strips and gores of land, if any, that may be contiguous with the herein described property and owned by Grantor.

Reservations from the Exceptions to Conveyance and Warranty:

Grantee, its successors and assigns, hereby agree that no portion of the Property shall be operated as a food outlet selling I) any Mexican food items, including, but not limited to, tacos, burritos, Mexican pizza and Mexican chicken; ii) pizza; or iii) chicken.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

AND GRANTOR, for itself and its representatives, successors, and assigns, does hereby covenant with Grantee and its representatives, successors, and assigns, that the reference to Taco Bell Corp., a California corporation, in that certain deed made 3-18-77 , by Bob White Enterprises , a Tennessee

corporation, of record in Deed Book 05156 page 429, in the office of the Register of Deeds for Davidson County, Tennessee, was intended to be, and was, a reference to Grantor; that Grantor is lawfully seized in fee simple of the premises herein conveyed: that Grantor has full power, authority and right to convey the same: that Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, though and under it, but not otherwise; and that such premises are free from all encumbrances except for the lien of current ad valorem City of Nashville property taxes (for which Grantee hereby assumes the obligation to pay as the same become due and payable), and the following:

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed and its name to be signed hereto by its duly authorized officer the day and year first above written.

Taco Bell Corp, a California corporation

By: Laurence Gerich

Title: ~~LAURENCE GERICH~~ Attorney In Fact
(Print Name and Title)

STATE OF CALIFORNIA}
}SS
COUNTY OF ORANGE }

Before me, SHERI DRAKE Legal Department, of the state and county aforementioned, personally appeared Laurence Gerich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Att. in Fact of Taco Bell Corp, a California corporation, the within named Grantor, and that Laurence Gerich as such Att. in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Att. in Fact.

WITNESS my hand and official seal, this 17 day of March, 2000

Sheri Drake
Notary Public

My Commission Expires: 3/21/02

SHERI D. DRAKE
Commission # 1177005
Notary Public - California
Orange County
My Comm. Expires Mar 21, 2002

Unit No. 1368

****

REVIEWED BY: Donna Hightower

DATE 3-16-00

EXHIBIT "A"

LAND lying in the 8th Civil District of Davidson County, Tennessee, being the Reserved Parcel, on the Plan of Resubdivision of Commercial Tract No. 2 of the Grinnell Tracts, as shown on plat of record in Plat Book 3842, page 266, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin on the southeasterly right-of-way of Charlotte Pike, said iron pin being 619 feet northeastwardly from the extension of the center line of American Road; thence North 43° 40' East 100.50 feet to a concrete monument, being on the line between the subject parcel and the property of Matt H. Dobson, III; thence with said property line South 30° 16' East, 208.13 feet to a concrete monument; thence South 43° 40' West 67.89 feet to an iron pin; thence North 39° 13' West, 201.57 feet to an iron pin, the point of beginning.

BEING the same property conveyed to Taco Bell, a California corporation, by Deed of Record in Book 5156, page 429, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Joan Lindsay
Affiant

Subscribed and sworn to before me this the 30th day of March, 2000.

J. E. Grinnell
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires: 11-12-2003