Bk 49
46969

PREPARED BY AND RETURN TO:

Dale A. Burket, Esquire
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.

c/o Keren Baki
LandAmerica NCS
3922 Coconut Palm Dr., Suite 102
Tampa, FL 33619

Instr:200008210082286 Page: 1 OF 4
REC'D FOR REC 08/21/2000 11:09:37AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $10452.44

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TAX MAP PARCEL NUMBER: 104-2-360

SPECIAL WARRANTY DEED $2,824,982.67

Know all persons by these presents, that **CNL APF PARTNERS, LP**, a Delaware limited partnership, whose address is 450 South Orange Avenue, Orlando, Florida 32801 (hereinafter referred to as the "Grantor") for and in consideration of ~~ZERO DOLLARS ($0.00)~~, does hereby bargain, sell, remise, release, and convey unto **CNL FUNDING 2000-A, LP**, a Delaware limited partnership, whose address is Wilmington, Delaware 19803, Wilmington, Delaware 19803 (hereinafter referred to as the "Grantee") the following tract of land in Davidson County, Tennessee, more particularly described on Exhibit "A" (hereinafter referred to as the "Property"), together with all of Grantor's right, title and interest as landlord or lessor in and to any leases or rental agreements pertaining to the Property, and all of the rights, benefits and privileges of the landlord or lessor thereunder, including without limitation all of Grantor's right, title and interest in and to any and all security deposits and rentals thereunder. Grantor does fully warrant the title to the land conveyed, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Mail all tax statements directly to CNL FUNDING 2000-A, LP at 103 Foulk Road, Suite 202, Wilmington, Delaware 19803.

[Signatures on Next Page]

IN TESTIMONY WHEREOF, I have executed this instrument this 24 day of July 2000.

Signed, sealed and delivered in the presence of:

Name: Sandra M. Martindale

Name: Tanya Martin

CNL APF PARTNERS, LP, a Delaware limited partnership

By: CNL APF GP CORP., a Delaware corporation as general partner

By:
Name: MICHAEL WOOD
Its: EXECUTIVE VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on the 24 day of July, 2000, by MICHAEL WOOD EXECUTIVE VICE PRESIDENT **CNL APF GP CORP.**, a Delaware corporation, on behalf of the corporation as general partner of CNL APF Partners LP, a Delaware limited partnership. He/She is personally known to me and did not take an oath.

Barbara W. Ryon
Notary Public, State of Florida
Commission No. CC 686658
My Commission Exp. 10/07/2001
1-800-J-NOTARY Fla. Notary Service & Bonding Co.

Barbara W. Ryon
Notary Signature

Printed Name
Notary Public, State of Florida
Commission Number:
My Commission Expires:

STATE OF FLORIDA
COUNTY OF ORANGE

The actual consideration for this transfer is ~~zero dollars ($0.00).~~ $2,824,982.67

Affiant

Sworn to and subscribed before me,
this 24 day of July, 2000.

Barbara W. Ryon
Notary Public

914097/74005/362451.1
Rio Bravo Fresh Mex, 761-193828, Nashville, Davidson County, Tennessee, Sec.

Barbara W. Ryon
Notary Public, State of Florida
Commission No. CC 686658
My Commission Exp. 10/07/2001
1-800-J-NOTARY Fla. Notary Service & Bonding Co.

Tract I: A parcel of land in the First Civil District of Davidson County, Tennessee, being Lot 6 on Miss Kate Shields Plan Subdivision of part of Lot No. 56, Boyd Cockrill Spring Tract, of record in Plat Book 57, page 77, Register's Office for Davidson County, Tennessee, part of Lot No. 11 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan, of record in Plat Book 332, page 165, Register's Office for Davidson County, Tennessee; and part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan of record in Plat Book 21, page 40, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of West End Avenue, at the northeast corner of Lot One on the Resubdivision Plan of record in Plat Book 4715, page 162, Register's Office for Davidson County; thence, with said margin of West End Avenue, North 42 deg. 23 min. 30 sec. East, 82.68 feet to an iron pin at the northwest corner of the Gasoline Marketers, Inc. property, of record in Deed Book 4969, page 702, Register's Office for Davidson County; thence, South 33 deg. 18 min. East 128.20 feet to the southerly margin of Alley Number 912; thence, with said alley margin, North 57 deg. 53 min. East, 127.93 feet to a point in the westerly margin of 30th Avenue South; thence with said margin of 30th Avenue South, South 33 deg. 28 min. East, 91.25 feet to a point, the northeast corner of Lot 14 on Henry George's Subdivision, of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee; thence, generally following a chain-link fence, South 57 deg. 53 min. West, 128.20 feet to a point in the easterly margin of Alley Number 914-1/2; thence, with said alley margin North 33 deg. 18 min. West, 2.75 feet to a point in the northerly margin of Alley Number 912; thence, with said alley margin, South 56 deg. 55 min. 45 sec. West 42.03 feet to a point, the southeast corner of the aforementioned Lot One on the Resubdivision Plan of record in Plat Book 4715, page 162, Register's Office for Davidson County, Tennessee; thence, North 44 deg. 17 min. 32 sec. West, 199.76 feet to the point of beginning, containing 24,482 square feet or 0.56 acres, more or less.

Tract II: Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located on the westerly margin of Thirtieth Avenue South, being Lot No. 14 on the Plan of Henry George's Subdivision of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Thirtieth Avenue South, said point being approximately 255 feet south of the southerly margin of West End Avenue, said point further described as being the southeast corner of Lot No. 6 shown on Miss Kate Shields Subdivision of part of Lot No. 56, Boyd Cockrill Spring tract of record in Book 57, page 77, Register's Office for Davidson County, Tennessee; thence, with said margin of Thirtieth Avenue, S 33 deg. 28' E, 45.00 feet to a point; thence, leaving said margin S 57 deg. 53' W, 128.33 feet to the easterly margin of Alley No. 914-1/2; thence, with said margin of Alley N 33 deg. 18' W, 45.00 feet to the southwest corner of the aforementioned Lot No. 6; thence, leaving said alley and with the southerly line of said Lot No. 6, N 57 deg. 53' E, 128.20 feet to the point of beginning, containing 5,771 square feet or 0.13 acre, more or less.

Tract III: A parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, being Lot No. 13 as shown on the Plan of Henry Georges' Subdivision as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, located on the westerly side of Thirtieth Avenue South between West End Avenue and Vanderbilt Place, and being more particularly described as follows:

BEGINNING at an iron pin on the westerly right-of-way line of Thirtieth Avenue South, said pin being North 33 deg. 28' West, 264.5 feet from the northerly right-of-way line of Vanderbilt Place; thence, leaving said right-of-way line with the northerly line of Lot No. 12 as shown on the aforementioned plan South 57 deg. 53' West, 128.48 feet to a point on the easterly right of way line of Alley No. 914-1/2; thence, with said right of way line North 33 deg. 18' West, 50.00 feet to an iron pin; thence, leaving said right of way line with the southerly line of Lot No. 14 as shown on the aforementioned plan North 57 deg. 53' East, 128.33 feet to an iron pin on the westerly right of way line of Thirtieth Avenue South; thence, with said right of way line South 33 deg. 28' East, 50.00 feet to the point of beginning, containing 6,419 square feet or 0.15 acre, more or less.

BEING the same property conveyed to CNL APF Partners, L.P., a Delaware Limited Partnership, by Deed of Record in Book 11441, page 619, Register's Office for Davidson County, Tennessee.

Rio Bravo Fresh Mex Nashville, TN
NCS Case No. 00-000389
URN: 761-193828 TPW: 151

Tract I: A parcel of land in the First Civil District of Davidson County, Tennessee, being Lot 6 on Miss Kate Shields Plan Subdivision of part of Lot No. 56, Boyd Cockrill Spring Tract, of record in Plat Book 57, page 77, Register's Office for Davidson County, Tennessee, part of Lot No. 11 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan, of record in Plat Book 332, page 165, Register's Office for Davidson County, Tennessee; and part of Lot No. 57 in the Boyd Cockrill Spring Tract Plan of record in Plat Book 21, page 40, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

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