Bk 6 4 9
4 6 9 6 7

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:20000821008228B Page: 1 OF 4
REC'D FOR REC 08/21/2000 11:11:54AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $5564.64

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TAX MAP PARCEL NUMBER: 75-161

$1,503,957.98

SPECIAL WARRANTY DEED

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:

CNL APF PARTNERS, LP, a Delaware limited partnership

Name: Sandra M. Martindale

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

Name: Tanya Manthe

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 of **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).~~ $1,503,957.98

Affiant

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

Notary Public

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.

914097/74005/362451.1
Applebee's, 761-573249, Hermitage, Davidson County, Tennessee, Sec.

ALL that certain lot, piece or parcel of land, with all improvements thereon and appurtenances thereto belonging, lying and being in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plat for the Resubdivision of the Lowe's Home Centers Tract, of record in Book 7900, page 368, as revised by plat of record in Plat Book 7900, page 433, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same real estate conveyed to Apple South, Inc., a Georgia corporation, by deed from Lowe's Home Centers, Inc., dated September 17, 1992, recorded September 18, 1992, in Book 8733, page 228, Register's Office for Davidson County, Tennessee.

TOGETHER WITH non-exclusive easements for ingress and egress contained in Declaration of Restrictive Covenants and Easement Agreements dated September 16, 1992, recorded September 18, 1992, in Book 8733, page 233, in said Register's Office.

Being the same property conveyed to CNL APF Partners LP by deed of record in Book 11111, page 606 RODC

Applebee's Hermitage, TN
NCS Case No. 00-000387
URN: 761-573249 TPW: 262

11111 - 606

ALL that certain lot, piece or parcel of land, with all improvements thereon and appurtenances thereto belonging, lying and being in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plat for the Resubdivision of the Lowe's Home Centers Tract, of record in Book 7900, page 368, as revised by plat of record in Plat Book 7900, page 433, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

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TOGETHER WITH non-exclusive easements for ingress and egress contained in Declaration of Restrictive Covenants and Easement Agreements dated September 16, 1992, recorded September 18, 1992, in Book 8733, page 233, in said Register's Office.

Applebee's Hermitage, TN
NCS Case No. 00-000387
URN: 761-573249 TPW: 262