Box 49
46968

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:200008210082289 Page: 1 OF 4
REC'D FOR REC 08/21/2000 11:12:51AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $5612.41

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TAX MAP PARCEL NUMBER: 34-9-177

SPECIAL WARRANTY DEED

$1,516,868.08

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 Mathis

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, as EXECUTIVE VICE PRESIDENT of **CNL APF GP CORP.**, a Delaware corporation, on behalf of the partnership 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).~~ $1,516,868.08

Affiant

Sworn to and subscribed before me,

this 24 day of July, 2000.

Barbara W. Ryon
Notary Public

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

914097/74005/362451.1
Applebee's, 761-573253, Madison, Davidson County, Tennessee, Sec.

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Rivergate Station, Section Two, Phase Five, as shown on plat of record in Plat Book 7900, page 359, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to CNL APF Partners LP by deed of record in Book 11111, page 649 RODC.

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Rivergate Station, Section Two, Phase Five, as shown on plat of record in Plat Book 7900, page 359, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.