THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20649-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $193,000.00. Affiant Subscribed and sworn to before me, this May 22, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
McDonald's Corporation One McDonald's Plaza Oak Brook, IL 60523 Attn: Legal Dept.	New Owner	Map No.104-3 Parcel No. 7

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank F. Chalfont** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **McDonald's Corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 28th Avenue North, Nashville, TN, 37203. This is not the residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 22, 2003.

Frank F. Chalfont

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank F. Chalfont** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this May 22, 2003.

Notary Public

My Commission Expires: _____

OR

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 05/28/03 12:13 2pgs
Fees:13.00 Taxes:714.10

20030528-0071837

EXHIBIT "A"

Land in Davidson County, State of Tennessee, to wit:

Being situated in the First Civil District, being the southerly 49 feet of Lot No. 6 on the Plan of Shield's Subdivision of Lot No. 45 of Boyd Cockrill Spring tract as recorded in Book 57, page 51, Register's Office for Davidson County, Tennessee, and being more fully described as follows: Beginning at an iron pin set at the southwesterly corner of said Lot 6 on the easterly margin of 28th Avenue North, that is 140.7 feet northerly of the northerly margin of West End Avenue, as widened, thence; N 34 deg. 06 min. 50 sec. W, a distance of 49.00 feet to a P.K. nail set, thence; severing Lot 6, N 56 deg. 17 min. 10 sec. E, a distance of 150.00 feet to a P.K. nail set on the northerly margin of a 10 foot alley, thence; S 56 deg. 17 min. 10 sec. W, a distance of 150.00 feet to the point of beginning and containing 7,350 square feet or 0.17 acres, as per survey by Ragan-Smith & Associates, Inc., dated Februrary 17, 1978.

Together with a perpetual exclusive easement appurtenant to the above described fee simple tract, for the purpose of vehicular and pedestrian ingress and egress to and from the above tract, for the use and benefit of the Grantee, his successors, assigns, licensees, tenants, suppliers and customers over and upon and across the following property: The southerly eight (8) feet of Lot 7, and the northerly one (1) foot of Lot 6, being contiguous with the above described fee simple tract for a depth of one hundred-twenty (120) feet from 28th Avenue North.

Being the same property conveyed to Frank F. Chalfont by deed from Carl E. Wood and wife, Eleanor Ann Wood of record in Book 5293, page 164, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4281, page 337, Register's Office for Davidson County, Tennessee.
3) Easement for Vehicular and Pedestrian ingress and egress of record in Book 5293, page 164, Register's Office for Davidson County, Tennessee.
4) Terms and Conditions of Option to Purchase of record in Book 10255, page 37, Register's Office for Davidson County, Tennessee.