Davidson County DEEDWARR
Recvd: 08/10/05 11:55 3 pgs
Fees:18.00 Taxes:3263.40
20050810-0094749

This instrument prepared by:
Suzanne P. Viana
Burger King Corporation
5505 Blue Lagoon Drive
Miami, Florida 33126

SPECIAL WARRANTY DEED

Restaurant # 6975

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SREP, LLC Re: Restaurant # 6975	SREP, LLC Re: Restaurant # 6975	105-10-180
914 Calloway Drive,	914 Calloway Drive,	
Brentwood, TN 37027	Brentwood, TN 37027	

THIS SPECIAL WARRANTY DEED is made the 9th day of August, 2005, by **Burger King Corporation,** a Florida corporation, having an address at 5505 Blue Lagoon, Miami, FL, 33126 (the **"Grantor"**) to **SREP, LLC,** a Tennessee limited liability company, having an address at 914 Calloway Drive, Brentwood, TN 37027 (the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to Grantor by Grantee, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, that certain real estate, (the "{Property") situated in the County of Davidson, State of Tennessee, as more particularly described on Exhibit "A", attached and made a part hereof, together with all other improvements located thereon (collectively, the "Improvements").

This conveyance is made subject to: Taxes and assessments for the current calendar year and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; all restrictions, conditions, reservations, limitations and easements of record and in place, if any, but this reference shall not operate to reimpose same.

TOGETHER with all the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining.

This is unimproved ( ) property, known as: 2011 Eighth Avenue South, Nashville, Tennessee 37204
improved (X)

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR HEREBY warrants the title to the Property and the Improvements subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in its name, on the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSESS

Daryl Culp

Print Name: DARYL CULP

Print Name: DONNA GUAGE

GRANTOR:

BURGER KING CORPORATION

BY: Craig S. Prusher

Name: Craig S. Prusher

Title: Vice President

ATTEST: Suzanne P. Viana

Suzanne P. Viana, Assistant Secretary

(CORPORATE SEAL)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

Personally appeared before me, Oria Arcaiz Villar, a Notary Public in and for said County and State, Craig S. Prusher and Suzanne P. Viana with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Vice President and the Assistant Secretary as indicated above of the maker or constituents of the maker and is authorized by the maker or by its constituents, the constituents being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office in Miami-Dade, Florida, this 2nd day of August, 2005.

Notary:
Print name: Oria Arcaiz Villar
Notary Public, State of Florida
My commission expires: My Commission DD209213 Expires May 11, 2007

[NOTARIAL SEAL]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $882,000.00.

Affiant

Sworn to and subscribed before me this 9th day of August, 2005.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

Exhibit "A"

Legal Description #6975

A tract of land in the Seventeenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee being parcel 180 on Tax Map 105-10 and being the westerly remaining part of Lot 101 and the southwesterly 41.5 feet of Lot 100, Waverly Land Company's Plan of Lots called "Waverly Place" as of record in Book 57, page 95, Register's Office for Davidson County (R.O.D.C.), Tennessee (part of lots appear to be taken for right-of-way of 8th Avenue South) and being more particularly described as follows:

Beginning at an iron rod (new) on the westerly right-of-way line of 8th Avenue South (as widened) at the present common corner of Lots 101 and 102 "Waverly Place"; said iron pin being South 00 deg. 02 min. 49 sec. West, 274.00 feet from a point at the southerly end of the southwesterly return curve at 8th Avenue South and Wedgewood Avenue (formerly called Acklen Avenue) as measured along the westerly right-of-way line of 8th Avenue South; thence, with the common line between Lots 101 and 102, North 88 deg. 43 min. 45 sec. West, 198.53 feet to an iron rod (new) on the easterly right-of-way line of Alley No. 661; thence, with the easterly right-of-way line of Alley No. 661 (being 15 feet wide) North 01 deg. 18 min. 57 sec. East, 181.50 feet to an iron rod (old) at the southwesterly corner of the Exxon Corporation, as of record in Deed Book 2092, page 75, Register's Office for Davidson County, Tennessee; thence, with the common line of Exxon and the herein-described tract, South 88 deg. 43 min. 02 sec. East, 194.52 feet to an iron rod (old) on the westerly right-of-way line of 8th Avenue South (as widened); thence, with the westerly right-of-way line of 8th Avenue South (as widened), South 00 deg. 02 min. 49 sec. West, 181.50 feet to the Point of Beginning and containing 35,665 square feet or 0.819 acres, more or less.

Being the same property conveyed to Burger King Corporation, a Florida Corporation by Special Warranty Deed dated 06/07/2005 from E.R. Smith Real Estate, LLC of record in Instrument No. 20050609-0066293, Register's Office for Davidson County, Tennessee.

Correction Recorded 20050810-0094743