Davidson County DEEDWARR
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20050810-0094750

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

SPECIAL WARRANTY DEED

Restaurant # 6479

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SREP, LLC Re: Restaurant # 6479	SREP, LLC Re: Restaurant # 6479	142-190
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: 7116 Highway 70 South, Nashville, Tennessee 37221
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.

or under Grantor.

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 GLAZE

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, Odia Aguiz 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:

Notary Public, State of Florida

My commission expires:

Odia Aguiz Villar
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 $931,000.00

Affiant

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

Notary Public

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

My Commission Expires JULY 19, 2008

Exhibit "A"

Legal Description #6479

Land in Davidson County, Tennessee, being Lot No. 2 on the Revision Lot No. 2 Bellevue Center Section 2 as of record in Plat Book 6900, page 854, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Burger King Corporation, a Florida Corporation by Special Warranty deed dated 06/06/2005 from E.R. Smith Real Estate, LLC a Tennessee limited liability company of record in Instrument No. 20050609-0066278, Register's Office for Davidson County, Tennessee.