SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120006489 DEEDWARRSP
Recvd: 01/27/12 10:17 4 pgs
Fees:23.00 Taxes:1221.00

20120127-0007731

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this Transfer is $330,000.00.

Affiant

Subscribed and Sworn to me, this 26th day of January, 2012.

Notary Public

My Commission Expires: 4-29-2015

PAMELA B. HAMPTON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Grand, Chicago Title Insurance Company, 6840 Carothers Parkway, Suite 200, Franklin, Tennessee 37067

ADDRESS NEW OWNER(s): McDonald's USA, LLC	**SEND TAX BILLS TO:** McDonald's Corporation	**MAP & PARCEL No.:** Map 147, Parcel 2
One McDonald's Plaza	P.O. Box 182571	
Oakbrook, IL 60523 (LC:041-0033)	Columbus, Ohio 43218 (L/C: 041-0033)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven F. Wallace and James D. Wallace**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **McDonald's Real Estate Company, a Delaware corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Lot No. 1 of the Wallace Commercial Subdivision, as of record in Plat Book 4470, page 163, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being a portion of the same property conveyed to Stephen F. Wallace and James D. Wallace under the Will of Herbert F. Wallace, of record in Will Book 150, page 788 and under the Will of Florence Gertrude Wallace, of record in Will Book 167, page 627, and by Quitclaim Deed from Jewel Collier, Trustee, of record in Book 8119, page 923, all in the Register's Office for Davidson County, Tennessee.

This is improved (x)
unimproved ( ) property, known as: 4041 Nolensville Road, Nashville, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, with the appurtenance, estate, title and interest thereto belonging, to the GRANTEE, its successors and assigns forever. The said GRANTORS do hereby covenant and bind themselves and their successors to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTORS, other than claims arising out of the matters set forth hereinafter, on **Exhibit A,** but no further or otherwise.

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

Witness our hands this 19th day of January, 2012, having caused their/its name to be signed hereto by its duly authorized officers on said day and date.

Steven F. Wallace

James D. Wallace

STATE OF Washington
COUNTY OF Whatcom

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

Witness my hand and official seal at Bellingham, this 19th day of January, 2012.

Notary Public

My Commission Expires April 21, 2014

MARIAN C ALSOP NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Wallace the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___day of January, 2012.

Notary Public

My Commission Expires: _____

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

Witness our hands this 19th day of January, 2012, having caused their/its name to be signed hereto by its duly authorized officers on said day and date.

Steven F. Wallace

James D. Wallace

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal at _____, this ___day of January, 2012.

Notary Public

My Commission Expires: _____

STATE OF New Mexico
COUNTY OF Valencia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Wallace the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bank of the West, this 19 day of January, 2012.

Notary Public

My Commission Expires: 09/14/2014

OFFICIAL SEAL
BRITNE LEE
Notary Public
State of New Mexico
My Comm. Expires 09/14/2014

EXHIBIT A

1. All matters shown on the plan of record in Book 4470, page 163, Register's Office for Davidson County, Tennessee.

2. Clearance Permit granted Southern Bell Telephone and Telegraph of record in Book 1303, page 458, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the survey prepared by The Reasons Company, last revised 1/25/2012, Partner Project No. 11-78885.1.