

State of Mississippi UCC-1  
Financing Statement

BK 1180 PG 0180



1. Debtors (Last Name first for individuals)

Book & Page:

Filed with: De Soto  
County

Winners International Restaurants, Inc.

Last Name	First Name	Middle Name
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6045 Barfield Road, N.E.  
Mailing Address

Atlanta City	GA State	83 City Cd	30328 ZIP
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06-1560331 Tax ID/SSN	[ ] Transmitting Utility
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2. Secured Party (Last Name first for individuals)

Heller Financial Leasing, Inc.

Business Name

500 West Monroe Street  
Mailing Address

Chicago City	IL State	83 City Cd	60661 ZIP
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36-3920431 Tax ID/SSN
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Last Name	First Name	Middle Name
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Mailing Address

City	State	City Cd	ZIP
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Tax ID/SSN

3. Assignee (Last Name First for individuals)

Business Name

Mailing Address

City	State	City Cd	ZIP
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Tax ID/SSN

4. This Financing Statement covers the following types (or items) of property:

The collateral covered by this financing statement includes equipment and fixtures of Debtor, as more particularly described on Exhibit A attached hereto, located on or used in connection with the real estate described on Exhibit A, together with all products and proceeds of the foregoing. The collateral is or includes fixtures, and this financing statement is to be cross-indexed in the real estate records. The record owner of the real estate is as set forth on Exhibit A.

**\* MUST FILE IN REAL ESTATE RECORDS \***

5. Check if this statement is filed without the Debtor's signature to perfect a security interest in collateral

- |                                                                                                                                                                                 |                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <input type="checkbox"/> already subject to a security interest in another jurisdiction when it was brought into this state or when Debtor's location was changed to this state | <input type="checkbox"/> Office Use Only                                                  |
| <input type="checkbox"/> which is proceeds if the security interest in the original collateral was perfected                                                                    | <input type="checkbox"/> where the original filing has lapsed                             |
| <input type="checkbox"/> acquired after a change of name, identity, or corporate structure of the Debtor                                                                        | <input type="checkbox"/> if lien to secure payment of royalty proceeds (effective 1 year) |

6. Check [x] if covered:  Products of Collateral

7. Number of additional sheets attached: 7

Winners International Restaurants, Inc.

*Dale E. Coonan, Pres.*  
Signature of Debtor

Signature of Secured Party

Signature of Debtor

Signature of Secured Party  
(Required only when filed without Debtor Signature)

STATE MISSISSIPPI DE SOTO CO.  
FILED  
Jan 11 9 50 AM '00

(a) Filing Officer Copy - Alphabetical

BK 1180 PG 180  
W.R. DAVIS CLK.

**EXHIBIT A TO FINANCING STATEMENT**

DEBTOR: Winners International Restaurants, Inc.

SECURED PARTY: Heller Financial Leasing, Inc.

**DESCRIPTION OF COLLATERAL**

The Collateral includes the "Note A Primary Equipment Collateral" and the "Note B Primary Equipment Collateral" (as such terms are defined and described below), together with all additions, attachments, accessories and accessions thereto, replacements and substitutions therefor and all products and proceeds thereof, including, without limitation, insurance proceeds and any and all accounts, chattel paper, contract rights and general intangibles arising from the sale, lease or other disposition thereof or thereto.

**Description of Note A Primary Equipment Collateral:**

All now owned or hereafter acquired equipment, machinery, furniture, furnishings and fixtures of Debtor located at any of the properties of Debtor described below, or used or useful in the operation of Debtor's business at any such location, including, without limitation, all furniture, fixtures, and equipment therein, removable signage of all varieties, and any and all personal property of any kind or nature contained in, on, or around and/or associated with in any manner the operation of each restaurant or other business at such location, and all supplies and equipment incorporated therein and all machinery, appliances, trade fixtures and furnishings of every kind and description which may be used or useful in connection with the operation of each restaurant or other business at each such location; utensils, parts and spare parts therefor, all inside and outside removal items and any and all ice machines, ice cream machines, warmers, refrigerators, freezers, ovens, and toasters; all security, fire, smoke and other alarm systems; all cash registers and point-of-sale terminals; all computers (hardware and software); all in-store communication devices; and all office equipment; together with Debtor's interest as subtenant or tenant under each sublease or lease of the properties at which such equipment and fixtures are located (if and to the extent that the grant of a security interest therein does not violate the terms of the applicable lease or sublease); and together with any and all extensions, additions, improvements, betterments, after-acquired property, renewals, replacements and substitutions or insurance proceeds or proceeds from a voluntary or involuntary sale, liquidation or conversion of any of the foregoing; and all attachments, additions and accessions thereto, all whether now or hereafter existing or acquired.

Notwithstanding anything contained herein to the contrary, in no event shall the Note A Primary Equipment Collateral include any fixtures which are owned by the owner or sub-landlord of any of the properties of Debtor described below, rather than by Debtor, Winners International Restaurants Company Operations, Inc. or Winners International Restaurants Franchise Services, Inc. Further, with respect to those properties listed below as "Leased Units" as to which "FFCA" is listed below as the landlord, those properties listed below as "Leased Units" which are identified as Unit Numbers 0302, 0315, 0316, 0360, 0363, 0434, 0435 and 0466 and those properties listed below as "Owned Units", in no event shall the Note A

Primary Equipment Collateral include Debtor's interest as a subtenant or tenant under any sublease or lease of such properties or any "Fixtures" (as defined below) at such properties, or any extensions, additions, improvements or betterments to any Fixtures or any renewals, replacements or substitutions for any Fixtures or any insurance proceeds or proceeds from a voluntary or involuntary sale, liquidation or conversion of such Fixtures, all whether now existing or hereafter acquired. As used in the previous sentence, the word "Fixtures" means fixtures, as defined in the Uniform Commercial Code, including without limitation, walk-in coolers, walk-in freezers, hoods, vents, fans, HVAC, plumbing and electrical fixtures, yard lights and parking light poles, all of which are owned by the owners or sub-landlords of the properties identified in the preceding sentence, rather than by Debtor, Winners International Restaurants Company Operations, Inc. or Winners International Restaurants Franchise Services, Inc., but excluding any trade fixtures.

Note A Primary Equipment Collateral Locations:

LEASED  
UNITS

UNIT NO.	Landlord	ADDRESS	CITY	ST	ZIP	COUNTY	CONCEPT
0302	W.H. Benton	4145 Fulton Industrial Blvd.	Atlanta	GA	30336	Fulton	Mrs. Winner's
0304	Mary Carol and John Miller	908 Industrial Blvd.	McDonough	GA	30253	Henry	Mrs. Winner's
0307	Halpern Enterprises	998 Cherokee Road-Windy Hill	Smyrna	GA	30080	Cobb	Mrs. Winner's
0308	Sandford H Orkin	10471 Alpharetta St.	Roswell	GA	30075	Fulton	Mrs. Winner's
0309	Bobbie D. Mallette	6002 Fairburn Rd.	Douglasville	GA	30134	Douglas	Mrs. Winner's
0310	Mary Louise Piatkiewicz f/k/a Thomas	415 North Glenn St.	Fayetteville	GA	30214	Fayette	Mrs. Winner's
0311	Mary Louise Piatkiewicz	1411 State Highway 16 West	Griffin	GA	30223	Spaulding	Mrs. Winner's
0312	Cawthon Hollums	3271 Camp Creek Parkway	East Point	GA	30344	Fulton	Mrs. Winner's
0314	Gary W. Schaffer	41 N. Canton Highway, GA 5	Canton	GA	30114	Cherokee	Mrs. Winner's
0315	William H Ravin	466 Cobb Parkway, South	Marietta	GA	30067	Cobb	Mrs. Winner's
0316	Mary Louise Piatkiewicz	1518 Highway 92, East	Woodstock	GA	30188	Cherokee	Mrs. Winner's
0318	Southern Automatic Co	3194 U.S. Highway 23	Duluth	GA	30136	Gwinnett	Mrs. Winner's
0320	Sedrah Leasing Corp	1138 West Ave.	Conyers	GA	30207	Rockdale	Mrs. Winner's
0320PL	George & Dorothy Rascoe (Parking lot)	1138 West Ave.	Conyers	GA	30207	Rockdale	Mrs. Winner's
0323		55 Jefferson St.	Newnan	GA	30263	Coweta	Mrs. Winner's
0324	Mary Louise Piatkiewicz	2480 Flat Shoals Rd.	Atlanta	GA	30349	Fulton	Mrs. Winner's
0360	Myrtle S. Lambos	1904 West End Ave.	Nashville	TN	37203	Davidson	Mrs. Winner's
0363	Robert C. Harris	1907 8 <sup>th</sup> Avenue, South	Nashville	TN	37211	Davidson	Mrs. Winner's
0434	James O. Ayers	419 North Riverside Dr.	Clarksville	TN	37040	Montgomery	Mrs. Winner's
0435	Susan D. Ambuhl	3293 Ft. Campbell Blvd.	Clarksville	TN	37040	Montgomery	Mrs. Winner's
0437	Irving J. Sherman, Trustee	719 Jesse Jewel Pkwy. S.W.	Gainesville	GA	30501	Hall	Mrs. Winner's
0438	Brauvn Corp Lease Program 4	3465 Mundy Mill Road	Oakwood	GA	30566	Hall	Mrs. Winner's
0439	Jets Associates	47 N. Morningside Dr.	Cartersville	GA	30120	Bartow	Mrs. Winner's
0440	Jets Associates	940 East Church St.	Jasper	GA	30142	Pickens	Mrs. Winner's
0442	Jets Associates	300 Tri-County Plaza	Cumming	GA	30130	Forsyth	Mrs. Winner's
0443	FFCA	1551 West Missouri St.	West Memphis	AK TN	72301	Crittenden	Mrs. Winner's
0445	FFCA	1635 East Shelby Drive	Memphis	TN	38116	Shelby	Mrs. Winner's
0457	FFCA	320 Barrett Lakes Blvd.	Kennesaw	GA	30144	Cobb	Mrs. Winner's
0459	FFCA	4383 Wade Green Rd.	Kennesaw	GA	30144	Cobb	Mrs. Winner's
0461	FFCA	211 Henslee Drive	Dickson	TN	37055	Dickson	Mrs. Winner's
0466	AD Cartwright Jr	784 W. Poplar Ave.	Collierville	TN	38017	Shelby	Mrs. Winner's
0467	Volunteers South, Inc	11wy 231 @ 140	Lebanon	TN	37087	Wilson	Mrs. Winner's
0469	Richard J. Palter	5134 Old National Hwy.	College Park	GA	30337	Fulton	Mrs. Winner's
0470	FFCA	977 W. Goodman Rd.	Horn Lake	MS	38637	Desoto	Mrs. Winner's
0473	FFCA	4024 Covington Hwy.	Decatur	GA	30032	DeKalb	Mrs. Winner's
5706	FFCA	7232 Natural Bridge Rd.	Normandy	MO	63121	St. Louis	Lee's
5708	FFCA	2629 S. Jefferson	St. Louis	MO	63118	St. Louis	Lee's
5712	FFCA	5023 Natural Bridge Rd.	St. Louis	MO	63115	St. Louis	Lee's
5715	Shoney's	10645 St. Charles Rock Rd.	St. Ann	MO	63074	St. Louis	Lee's
5718	FFCA	3449 S. Kings Hwy.	St. Louis	MO	63139	St. Louis	Lee's
5723	Shoney's Reals Estate	2825 N. Highway 67	St. Louis	MO	63033	St. Louis	Lee's
5733	FFCA	3516 Nameoki	Granite City	IL	62040	Madison	Lee's

LEASED  
UNITS

UNIT NO.	Landlord	ADDRESS	CITY	ST	ZIP	COUNTY	CONCEPT
5738	FFCA	820 Jeffco Blvd.	Arnold	MO	63010	Jefferson	Lee's
5739	FFCA	15602 Manchester	Ellisville	MO	63021	St. Louis	Lee's
5748	Shoney's	6210 W. Florissant	St. Louis	MO	63136	St. Louis	Lee's
5763	FFCA	10090 W. Florissant	St. Louis	MO	63136	St. Louis	Lee's
5764	FFCA	1012 South 5th St.	St. Charles	MO	63301	St. Charles	Lee's

MRS. WINNER'S L.P.  
OWNED  
UNITS

UNIT NO.	MORTGAGEE	ADDRESS	CITY	ST	ZIP	COUNTY	CONCEPT
0303	FFCA	1842 Cotillion Dr.	Atlanta	GA	30338	DeKalb	Mrs. Winner's
0305	FFCA	4099 Hwy. 29	Lilburn	GA	30247	Gwinnett	Mrs. Winner's
0317	FFCA	290 Grayson Highway	Lawrenceville	GA	30245	Gwinnett	Mrs. Winner's
0319	FFCA	325 Ashby Street	Atlanta	GA	30310	Fulton	Mrs. Winner's
0321	FFCA	1141 Columbia Drive	Decatur	GA	30030	DeKalb	Mrs. Winner's
0325	FFCA	447 Murfreesboro Road	Nashville	TN	37210	Davidson	Mrs. Winner's
0326	FFCA	2430 McAlpine Terrace	East Point	GA	30344	Fulton	Mrs. Winner's
0327	FFCA	893 N. Hairston Road	Stone Mountain	GA	30083	DeKalb	Mrs. Winner's
0329	FFCA	3261 MLK Jr. Drive	Atlanta	GA	30311	Fulton	Mrs. Winner's
0332	FFCA	4816 Charlotte Avenue	Nashville	TN	37209	Davidson	Mrs. Winner's
0333	FFCA	403 Moreland Ave.	Atlanta	GA	30316	Fulton	Mrs. Winner's
0336	FFCA	363 Hill Street	Atlanta	GA	30312	Fulton	Mrs. Winner's
0337	FFCA	3914 Gallatin Road	Nashville	TN	37216	Davidson	Mrs. Winner's
0338	FFCA	311 Gallatin Road	Nashville	TN	37206	Davidson	Mrs. Winner's
0340	FFCA	590 McDonough Blvd.	Atlanta	GA	30315	Fulton	Mrs. Winner's
0341	FFCA	831 N. First Street	Nashville	TN	37207	Davidson	Mrs. Winner's
0343	FFCA	1960 Bankhead Hwy.	Atlanta	GA	30318	Fulton	Mrs. Winner's
0345	FFCA	2690 Stewart Avenue, SW	Atlanta	GA	30315	Fulton	Mrs. Winner's
0348	FFCA	6273 Jonesboro Road	Morrow	GA	30260	Clayton	Mrs. Winner's
0351	FFCA	5644 Franklin Pike Circle	Brentwood	TN	37027	Davidson	Mrs. Winner's
0352	FFCA	2253 Lawrenceville Hwy.	Decatur	GA	30033	DeKalb	Mrs. Winner's
0353	FFCA	3751 Nolensville Road	Nashville	TN	37211	Davidson	Mrs. Winner's
0354	FFCA	3333 Main Street	College Park	GA	30337	Fulton	Mrs. Winner's
0356	FFCA	599 University Avenue	Atlanta	GA	30310	Fulton	Mrs. Winner's
0359	FFCA	2730 E. College Ave.	Decatur	GA	30030	DeKalb	Mrs. Winner's
0365	FFCA	1950 Boulevard Drive, SE	Atlanta	GA	30317	DeKalb	Mrs. Winner's
0367	FFCA	1958 Piedmont Road, NW	Atlanta	GA	30324	Fulton	Mrs. Winner's
0369	FFCA	5045 Jimmy Carter Blvd.	Norcross	GA	30093	Gwinnett	Mrs. Winner's
0370	FFCA	23 Powder Springs Road	Marietta	GA	30064	Cobb	Mrs. Winner's
0371	FFCA	2721 Clarksville Highway	Nashville	TN	37208	Davidson	Mrs. Winner's
0377	FFCA	810 Jefferson Street	Nashville	TN	37208	Davidson	Mrs. Winner's
0387	FFCA	3440 Lebanon Road	Hermitage	TN	37076	Davidson	Mrs. Winner's
0397	FFCA	3390 South Cobb Drive	Smyrna	GA	30080	Cobb	Mrs. Winner's
0398	FFCA	954 State Line Road, W	Southaven	MS	38671	DeSoto	Mrs. Winner's
0409	FFCA	5701 Nolensville Road	Nashville	TN	37211	Davidson	Mrs. Winner's
0412	FFCA	5856 Summers Avenue	Memphis	TN	38134	Shelby	Mrs. Winner's
0414	FFCA	2180 Pleasant Hill Road	Duluth	GA	30136	Gwinnett	Mrs. Winner's
0415	FFCA	1986 Brooks Road	Memphis	TN	38116	Shelby	Mrs. Winner's
0418	FFCA	6814 GA Hwy 85	Riverdale	GA	30274	Clayton	Mrs. Winner's
0420	FFCA	5860 Winchester	Memphis	TN	38115	Shelby	Mrs. Winner's
0426	FFCA & Chapman (parking lot)	3710 Austell Road	Marietta	GA	30060	Cobb	Mrs. Winner's
0448	FFCA	2941 Lawrenceville Suwanee Rd.	Suwanee	GA	30174	Gwinnett	Mrs. Winner's
0454	FFCA	2180 Mt. Zion Parkway	Morrow	GA	30260	Clayton	Mrs. Winner's
0464	FFCA	1370 Union Ave.	Memphis	TN	38104	Shelby	Mrs. Winner's

Description of Note B Primary Equipment Collateral:

All now owned or hereafter acquired equipment, machinery, furniture, furnishings and fixtures of Debtor located at any of the properties of Debtor described below, or used or useful in the operation of Debtor's business at any such location, including, without limitation, all furniture, fixtures, and equipment therein, removable signage of all varieties and any and all personal property of any kind or nature contained in, on, or around and/or associated with in any manner the operation of each restaurant or other business at such location, and all supplies and equipment incorporated therein and all machinery, appliances, trade fixtures and furnishings of every kind and description which may be used or useful in connection with the operation of each restaurant or other business at each such location; utensils, parts and spare parts therefor, all inside and outside removal items and any and all ice machines, ice cream machines, warmers, refrigerators, freezers, ovens, and toasters; all security, fire, smoke and other alarm systems; all cash registers and point-of-sale terminals; all computers (hardware and software); all in-store communication devices; and all office equipment; together with Debtor's interest as subtenant or tenant under each sublease or lease of the properties at which such equipment and fixtures are located (if and to the extent that the grant of a security interest therein does not violate the terms of the applicable lease or sublease); and together with any and all extensions, additions, improvements, betterments, after-acquired property, renewals, replacements and substitutions or insurance proceeds or proceeds from a voluntary or involuntary sale, liquidation or conversion of any of the foregoing; and all attachments, additions and accessions thereto, all whether now or hereafter existing or acquired.

Notwithstanding anything contained herein to the contrary, in no event shall the Note B Primary Equipment Collateral include any fixtures which are owned by the owner or sub-landlord of any of the properties of Debtor described below, rather than by Debtor, Winners International Restaurants Company Operations, Inc. or Winners International Restaurants Franchise Services, Inc. Further, with respect to those properties listed below as "Leased Units" as to which "FFCA" is listed below as the landlord, the property listed below as a "Leased Unit" which is identified as Unit Number 0465 and those properties listed below as "Owned Units", in no event shall the Note B Primary Equipment Collateral include Debtor's interest as a subtenant or tenant under any sublease or lease of such properties or any "Fixtures" (as defined below) at such properties, or any extensions, additions, improvements or betterments to any Fixtures or any renewals, replacements or substitutions for any Fixtures or any insurance proceeds or proceeds from a voluntary or involuntary sale, liquidation or conversion of such Fixtures, all whether now existing or hereafter acquired. As used in the previous sentence, the word "Fixtures" means fixtures, as defined in the Uniform Commercial Code, including without limitation, walk-in coolers, walk-in freezers, hoods, vents, fans, HVAC, plumbing and electrical fixtures, yard lights and parking light poles, all of which are owned by the owners or sub-landlords of the properties identified in the preceding sentence, rather than by Debtor, Winners International Restaurants Company Operations, Inc. or Winners International Restaurants Franchise Services, Inc., but excluding any trade fixtures.

Note B Primary Equipment Collateral Locations:**LEASED  
UNITS**

<u>UNIT NO.</u>	<u>Landlord</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP</u>	<u>COUNTY</u>	<u>CONCEPT</u>
0349	Trust Company Bank, Sue McRae McClennan	1333 Johnson Ferry Rd.	Marietta	GA	30067	Cobb	Mrs. Winner's

0441	Jets Associates	808 Martha Berry Blvd.	Rome	GA	30165	Floyd	Mrs. Winner's
0444	Insured Pension Investors c/o FFCA	3243 Jackson Ave.	Memphis	TN	38122	Shelby	Mrs. Winner's
0446	FFCA	3700 Lamar Ave.	Memphis	TN	38118	Shelby	Mrs. Winner's
0449	Volunteers South, Inc	Hwy. 31 East @ Greenwave Dr.	Gallatin	TN	37066	Sumner	Mrs. Winner's
0451	Union Realty Company	2200 Frayser Blvd.	Memphis	TN	38127	Shelby	Mrs. Winner's
0463	FFCA	3770 East Shelby Drive	Memphis	TN	38118	Shelby	Mrs. Winner's
0465	James and Jerry Hicky	2306 Washington Ave.	Forrest City	AK	72335	St. Francis	Mrs. Winner's
5744	FFCA	6221 Vernon Rd.	University City	MO	63130	St. Louis	Lee's

**MRS. WINNER'S L.P.  
OWNED  
UNITS**

<u>UNIT NO.</u>	<u>MORTGAGEE</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP</u>	<u>COUNTY</u>	<u>CONCEPT</u>
0339	FFCA	4499 Glenwood Avenue	Decatur	GA	30032	DeKalb	Mrs. Winner's
0346	FFCA	515 Bell Road	Antioch	TN	37013	Davidson	Mrs. Winner's
0350	FFCA	1905 Candler Road	Decatur	GA	30032	DeKalb	Mrs. Winner's
0361	FFCA	3160 Bankhead Hwy	Atlanta	GA	30318	Fulton	Mrs. Winner's
0362	FFCA	4840 Jonesboro Road	Forest Park	GA	30050	Clayton	Mrs. Winner's
0364	FFCA	3740 Campbellton Road	Atlanta	GA	30331	Fulton	Mrs. Winner's
0391	FFCA	4225 Winchester Road	Memphis	TN	38118	Shelby	Mrs. Winner's
0416	FFCA	127 N. Lowry Street	Smyrna	TN	37167	Rutherford	Mrs. Winner's
0419	FFCA	1195 Merchants Drive	Dallas	GA	30132	Paulding	Mrs. Winner's

**[LEGAL DESCRIPTIONS AND RECORD OWNERS OF THOSE COLLATERAL LOCATIONS DESCRIBED ABOVE WHICH ARE LOCATED IN THE COUNTY OR CITY IN WHICH THIS FINANCING STATEMENT IS BEING FILED ARE SET FORTH ON SCHEDULE 1 ATTACHED HERETO]**

SCHEDULE 1= 398

A parcel of land lying and being situated in the Southwest Quarter of Section 13, Township 1 S, Range 8 W, in the City of Southaven, DeSoto County, Mississippi, and more particularly described as follows:

Beginning at an iron spindle set in the Northern R.O.W. line of Stateline Road (80 feet wide) for the beginning point of the following described parcel. Said point being also located N 89°07'44" W a distance of 246.10 feet from the intersection point of the Western R.O.W. line of Southview Street (50 feet wide) and the Northern R.O.W. line of Stateline Road.

Thence bearing N 89°07'44" W and running with said Northern line of Stateline Road a distance of 125.00 feet to an iron spindle set for the Southwestern corner of this parcel; Thence bearing N 00°06'21" E for a distance of 225.00 feet to an iron spindle set for the Northwestern corner of this parcel; Thence bearing S 89°07'44" E and parallel to the Northern R.O.W. line of Stateline Road for a distance of 125.00 feet to an iron pin set for the Northeastern corner of this parcel. Said iron pin being located 0.4 feet westward of an existing chainlink fence; Thence bearing S 00°06'21" W and running parallel to an existing chainlink and wood fence for a distance of 225.00 feet to the point of beginning.

This parcel contains an area of 28,125 plus or minus square feet or 0.6457 acres according to the survey of Joseph P. Thomas, P. E. dated October 31, 1983.

Record Owner: Mrs. Winner's L.P.

Store No.: 0398

470

SCHEDULE 1

Land situated in Desoto County, Mississippi:

Description of part of the Dwight Scarborough property recorded in Book 297, Page 584 and being located in the Northwest Quarter of the Northwest Quarter of Section Thirty Six (36). Township One (1) South, Range Eight (8) West in Horn Lake, Desoto County, Mississippi:

Beginning at a found 1/2" rebar with plastic cap in the south line of Goodman Road (Hwy. No. 302) (120' R.O.W.), said point being in the east line of said property recorded in Book 297, Page 584 and being in the west line of the Thakor Makraj Patel property recorded in Book 300, Page 341; thence south 00 degrees 04 minutes 03 seconds west along the east line of said property recorded in Book 297, Page 584 and along the west line of said property recorded in Book 300, Page 341, 188.00 feet to a set 1/2" rebar with plastic cap in the east line of said property recorded in Book 297, Page 584 and being in the west line of said property recorded in Book 300, Page 341; thence south 89 degrees 48 minutes 00 seconds west across said property recorded in Book 297, Page 584, 175.94 feet to a set 1/2" rebar with plastic cap; thence north 00 degrees 04 minutes 03 seconds east across said property recorded in Book 297, Page 584, 188.00 feet to a set 1/2" rebar with plastic cap in the south line of said Goodman Road; thence north 89 degrees 48 minutes 00 seconds east along the south line of said Goodman Road, 175.94 feet to the point of beginning and containing 33,077 square feet or 0.759 acres of land

Record Owner: Franchise Finance Corporation of America

Store No. 470