

BK 0428 PG 0661

STATE MS. - DESOTO CO.
FILED

SEP 20 4 45 PM '02

BK 428 PG 6661
W.E. DAVIS CH. CLK.

RETURN THIS DOCUMENT TO:

Bridgforth & Buntin
P.O. Box 241
Southaven, MS 38671
662-393-4450

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor, **CNL APF PARTNERS, LP**, a Delaware limited partnership, whose address is 450 South Orange Avenue, Orlando, Florida 32801, does hereby convey and specially warrant to Grantee, **HARDEE'S FOOD SYSTEMS, INC.**, a North Carolina corporation, whose address is 505 North 7th Street, One Firstar Plaza - Suite 3610, St. Louis, Missouri 63101, and unto its successors and assigns forever, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lot 2, First Revision, Interstate Commons Subdivision, in Section 36, Township 1 South, Range 8 West, City of Horn Lake, Desoto County, Mississippi, as shown by plat appearing of record in Plat Book 35, Page 11, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Together with a 30 foot sign easement along the northeast property line created by a plat appearing of record in Plat Book 35, Page 11, in the office of the Chancery Clerk of DeSoto County, Mississippi.

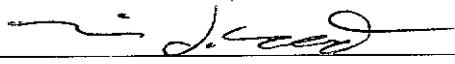
TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging, subject to all real estate taxes and assessments and personal property taxes for the current year and thereafter, and all covenants, conditions, restrictions, reservations, easements and encumbrances of public record.

And Grantor hereby covenants with Grantee that Grantor will forever warrant and defend the title to the said lands against all claims whatever, arising by and through Grantor, but against none other.

IN TESTIMONY WHEREOF, the name and of the Grantor is hereunto affixed, this 18th day of September, 2002.

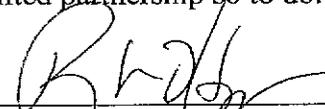
CNL APF PARTNERS, LP,
a Delaware limited partnership

By: CNL APF GP CORP.,
a Delaware corporation, General Partner

By: 
Print name: Michael I. Wood
Title: Executive Vice President

STATE OF FLORIDA)
) ss
COUNTY OF ORANGE)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of September, 2002, within my jurisdiction, the within named Michael I. Wood, who acknowledged to me that he is Executive Vice President of CNL APF GP CORP., a Delaware corporation and general partner of CNL APF PARTNERS, LP, a Delaware limited partnership, and that for and on behalf of said corporation as general partner of said limited partnership, and as the act and deed of said corporation as general partner of said limited partnership, and as the act and deed of said limited partnership, (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation and said limited partnership so to do.


Notary Public

MY COMMISSION EXPIRES: April 17, 2004



Rhonda F. Hamilton
Commission # CC 928919
Expires April 17, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

DOCUMENT PREPARED BY:

Deborah J. Volmert, Esq.
The Stolar Partnership
911 Washington Avenue
St. Louis, Missouri 63101
(314) 231-2800

MAIL FUTURE TAX BILLS TO:

Hardee's Food Systems, Inc.
761 Goodman Road
Horn Lake, MS 38637

Grantor(s) Address:

450 South Orange Avenue
Orlando, FL 32801
407-540-2000
NA

Grantee(s) Address:

761 Goodman Road
Horn Lake, MS 38637
407-425-7010
NA