Box 49
47310

This Instrument Was Prepared By:
Jack in the Box Inc.
9330 Balboa Ave
San Diego, CA 92123-1517
Attn: Real Estate Legal Dept.

J6903

Davidson County DEEDWARR
Recvd: 09/18/00 12:10 5pgs
Fees:23.00 Taxes:7807.00
20000918-0092411

Address New Owner(s)
RMR Investment Company
c/o Robert M. Rogers
530 Oak Court Dr. #165
Memphis, TN 38117-3722

Send Tax Bills to:
Jack in the Box
9330 Balboa Ave.
San Diego, CA 92123-1526
Attn: Property Tax

Map and Parcel:
Map: 92-16
Parcel: 36
(formerly 36&37)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACK IN THE BOX INC., a Delaware corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RMR INVESTMENT COMPANY, a Tennessee general partnership (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> The tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto, together with the buildings and improvements located thereon.
>
> This is improved property known as 2012 West End Avenue, Nashville, Tennessee (formerly 2008 & 2012 West End Avenue, Nashville, Tennessee).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Grantor hereby reserves for itself, its successors and assigns, those certain fixtures and equipment as set forth and described on Exhibit "B" attached hereto and made a part hereof.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of September, 2000.

JACK IN THE BOX INC., a Delaware corporation

By: _____
Vice President

By: _____
Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF San Diego

Before me, Delard D. Barnes, a Notary Public in and for the State and County aforesaid, personally appeared Carlo E. Cetti and Donna J. O'Donnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of **JACK IN THE BOX INC.**, the within named bargainor, a corporation, and that they as such Vice President and Assistant Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by the said Carlo E. Cetti signing the name of the corporation by himself as such Vice President and by the said Donna J. O'Donnell attesting the same as such Assistant Secretary.

WITNESS my hand and seal at office, on this the 11th day of SEPTEMBER, 2000.

Delard D. Barnes
Notary Public

My Commission Expires:
11-7-02

DELARD D. BARNES
COMM. # 1201083
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Expires Nov. 7, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,110,000.00.

By: Affiant

Subscribed and sworn to before
me this 15th day of September, 2000

Pamela D. Hampton
Notary Public

My Commission expires: My Commission Expires 12/17/03

JIB 6903

EXHIBIT "A"

Land in the 21st councilmanic district of Nashville, Davidson County, Tennessee, being Lot 1 on the Plan of Foodmaker Subdivision, as shown on plat of record in Instrument No. 200001070002391, in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an existing P.K. nail on the northerly right-of-way line of West End Avenue, said P.K. nail being located N 53° 01' 55" E, 250 feet , more or less, from the northeast intersection of West End Avenue and 21st Avenue North;

THENCE leaving the northerly right of way of West End Avenue with the easterly line of the property conveyed to 2100 West End Associates, L.P., as of record in Deed Book 10356, Page 136, R.O.D.C., N 37° 03' 17" W, 179.85 feet to an iron pin set on the southerly side of a 15 foot alley (Alley No. 382);

THENCE along the southerly side of Alley No. 382, N 52°58' 17" E, 100.19 feet to an iron pin set;

THENCE leaving said alley with the westerly line of the property conveyed to Sharron Weinberger, Trustee as of record in Deed Book 5011, Page 296, R.O.D.C., S 36° 59' 47" E, 179.96 feet to an iron pin on the northerly right-of-way line of West End Avenue;

THENCE with the northerly right-of-way line of said West End Avenue S 53° 01' 55" W, 100.00 feet to the point of beginning.

Containing 18,008 square feet, or 0.41 acres, more or less.

BEING the same property conveyed to Jack in the Box Inc., by Deed of Record in Instrument No. 199912140303135, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

JACK IN THE BOX INC.
EQUIPMENT AND TRADE FIXTURES LIST

Air Curtains
Awnings
Bike Racks
Brass Railings
Bulletin Boards
Cabinets
Calculators
Carpeting
Carts
Cash Registers (P.O.S.)
Ceiling Fans
Computer Systems and Equipment
Cooking Equipment
Cooking Timers
Coolers, including Walk-in Coolers
Counters
Dishwashers
Energy Mgmt. Systems & Equipment
Fire Suppression Systems and Equipment
Food and Beverage Dispensing and Serving Equipment
Food and Beverage Holding Equipment
Food and Beverage Making Equipment
Food and Beverage Warming Equipment
Food and Ingredient Containers
Food Warmers
Freezers, including Walk-in Freezers
Hoods
Ice Machines
Lighting Fixtures, Poles and Lamps - Exterior
Lighting Fixtures and Lamps - Interior
Lockers
Music Systems
Plants and Containers - Interior
P.O.S. Systems and Equipment
Product Displays
Racks and Holders
Refrigerators
Safes
Scales
Seating - Interior and Exterior - including Partitions
Shelving
Signs and Menu Boards, including but not limited to cabinets, sign faces, poles and other structures
Sinks
Speaker Systems
Tables
Timeclocks
Toasters
Training Equipment
Trash Containers and Receptacles
Vacuums
VCR Equipment
Video Disc Equipment
Wall Decor
Water Heaters
Window Coverings

Other Equipment, Fixtures and Property bearing Jack in the Box Inc.'s Trade Names and/or Trademarks.