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

Davidson County DEEDWARR
Recvd: 12/01/00 14:31 6pgs
Fees:27.00 Taxes:6401.00
20001201-0118160

6901

Address New Owner(s)
Baker-Nashville, LLC
227 Mahalani St.
Wailuku, HII 96793

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

Map and Parcel:
Map: 51
Parcel: 04-064

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, formerly known as Foodmaker, Inc., a Delaware corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Baker-Nashville, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being a tract or parcel of land situated on the west side of Gallatin Pike in the 11th, formerly 19th, Civil District of Davison County, Tennessee, being more fully described in Exhibit "A" attached hereto and made a part hereof.
>
> This is improved property known as 650 N. Gallatin Pike, Maddison, Tennessee 37115.

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 27th day of NOVEMBER, 2000.

JACK IN THE BOX INC., a Delaware corporation (formerly known as Foodmaker Inc, a Delaware corporation)

By: _____
Vice President

By: _____
Assistant Secretary

Jack in the Box Inc. SEAL 1971

State of California)
)
County of San Diego)

On November 27, 2000, before me, Delard D. Barnes, Notary Public, personally appeared Michael J. Snider and William F. Motts, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

SEAL

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

OPTIONAL SECTION:

Capacity Claimed by Signer. Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

_____ Individual
__X__ Corporate Officer(s) Assistant Secretary and Vice President
Title(s)
_____ Partner(s) _____ Limited _____ General
_____ Trustee(s)
_____ Other

Signer is Representing: Jack in the Box Inc
Name of Entity(ies)

Title or Type of Document: Special Warranty Deed, JIB 6901

Number of Pages: 6 Date of Document: November 27, 2000

Copyright 1993 National Notary Association, Canoga Park, C

EXHIBIT "A"

Land in Davidson County, Tennessee, being a tract or parcel of land situated on the west side of Gallatin Pike in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, and being further described according to a survey by T.R. Sanford, Surveyor, August 23, 1955, as follows:

Beginning at an iron pin in the westerly margin of Gallatin Pike, said iron pin being in the present right-of-way line of Gallatin Pike, said point being the northeast corner of the property owned by the Madison Square Shopping Center, Inc., thence with the north line of said Madison Square Shopping Center, Inc., north 89 degrees, 03 minutes west (R), South 89 degrees 17 minutes, 44 seconds West (M) 198.06 feet; thence North 22 degrees 28 minutes 54 seconds West 201.77 feet to an iron pin in the line of property formerly owned by C. E. Woodruff; thence with the south line of the lands formerly owned by Woodruff South 89 degrees 03 minutes east 340.00 feet, to an iron pin in the present right-of-way of Gallatin Pike; thence with the said right-of-way, southwesterly 189.49 feet (R), along a not tangential curve to the right with a radius of 1383.10 feet, and an arc length of 189.96 feet(M) , subtended by a chord bearing South 19 degrees 56 minutes 10 seconds west, 189.91 feet, to the place of beginning. This description is taken from a survey prepared by AES Group, Inc., Michael F. Feldbusch, Surveyor, TRLS #1882, dated May 4, 1999.

Being the same property conveyed to Foodmaker, Inc., a Delaware corporation by deed from the Trustees of the Presbytery of Middle Tennessee Presbyterian Church (U.S.A.) a non-profit corporation, recorded in Book 11668, page 72, Register's Office of Davidson County, Tennessee

Exhibit "B"

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.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is

$ 1,730,000.00

By: Robert N. Beecham III
Affiant

Subscribed and sworn to before
me this 1st day of December, 2000

Deborah A. Hughes
Notary Public 5/28/03

NOTARY PUBLIC
DEBORAH A. HUGHES
DAVIDSON COUNTY
TENNESSEE