41
RNB

Davidson County DEEDWARR
Recvd: 12/04/00 15:14 6pgs
Fees:27.00 Taxes:5106.00

20001204-0118999

6908

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

PICK-UP

Address New Owner(s)
Robert S. Speckert, Trustee
2128 Red Dawn Sky St.,
Las Vegas, NV 89134

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

Map and Parcel:
Map:
Parcel:

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 Robert S. Speckert, Trustee of the Robert S. Speckert Revocable Living Trust dated June 11, 1992, as to an undivided 57% interest, whose address is 2128 Red Dawn Sky St., Las Vegas, NV 89134 and Lisa A. Sauceda, Trustee of the Lisa A. Sauceda Trust dated October 8, 1990, as to an undivided 16.5% interest, whose address is 3825 Michillinda Dr. Pasadena, CA 91107-5714 and Edwin C. Carbery and Lisa A. Sauceda, Trustees of the Q-Tip Trust established under the terms of the Arleen V. Carbery Trust dated January 9, 1990 as to an undivided 26.5% interest, whose address is 3825 Michillinda Dr.,Pasadena, CA 91107-5714 (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> See property more fully described in Exhibit "A" attached hereto and made a part hereof.
>
> This is improved property known as 581 Murfreesboro Pike, 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 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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $1,380,000.00.

Robert A. Buchanan

Sworn to before me this 4th day of December, 2000
Deborah A. Hughes - Notary
5/28/03 - My Commission Expires

State of California)
)
County of San Diego)

On November 27, 2000, before me, Delard D. Barnes, Notary Public, personally appeared Donna J. O'Donnell and Carlo E. Cetti, 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 6908

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

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Exhibit "A"

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 2 ON THE CONSOLIDATION-SUBDIVISION PLAT OF LOTS 54, 55, 56, 57, 58 AND 59 ON THE SUBDIVISION OF A.M. BROWN'S LAND, AND RECORDED AS INSTRUMENT NO. 200006150059904 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, 80 FEET IN WIDTH, AND THE WESTERLY RIGHT-OF-WAY LINE OF FOSTER AVENUE, 60 FEET IN WIDTH;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE WITH THE WESTERLY RIGHT-OF-WAY LINE OF FOSTER AVENUE, SOUTH 05 DEG 44 MIN 58 SEC WEST, 183.84 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF TONEY, CYNTHIE AND CHRISTOPHER KRIATSAS, AS OF RECORD IN DEED BOOK 85, PAGE 313, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF FOSTER AVENUE WITH THE NORTHERLY PROPERTY LINE OF TONEY, CYNTHIE AND CHRISTOPHER KRIATSAS, NORTH 84 DEG 15 MIN 02 SEC WEST, 141.77 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 2084, 10 FEET IN WIDTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 2084 NORTH 05 DEG 44 MIN 58 SEC EAST, 97.06 FEET TO AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 2076 AND THE EASTERLY PROPERTY LINE OF LOT ONE ON SAID CONSOLIDATION-SUBDIVISION PLAT OF LOTS 55, 56, 57, 58 AND 59 ON THE SUBDIVISION OF A.M. BROWN'S LAND;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 2076 WITH THE EASTERLY PROPERTY LINE OF LOT ONE, NORTH 05 DEG 44 MIN 58 SEC EAST, 16.10 FEET TO AN IRON ROD SET;

THENCE SOUTH 84 DEG 15 MIN 02 SEC EAST, 40.82 FEET TO AN IRON ROD SET;

THENCE NORTH 10 DEG 28 MIN 09 SEC EAST, 70.07 FEET TO A PK NAIL SET;

THENCE NORTH 22 DEG 42 MIN 58 SEC EAST, 39.20 FEET TO A PK NAIL SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MURFREESBORO PIKE;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, SOUTH 67 DEG 17 MIN 02 SEC EAST, 76.45 FEET TO A PK NAIL SET;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 19.12 FEET, THE RADIUS OF WHICH IS 15.00 FEET, THE CENTRAL ANGLE OF WHICH IS 73 DEG 02 MIN 00 SEC, THE CHORD OF WHICH IS SOUTH 30 DEG 46 MIN 02 SEC EAST, 17.85 FEET TO THE POINT OF BEGINNING. CONTAINING 25,153 SQUARE FEET (0.577 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO JACK IN THE BOX INC., A DELAWARE CORPORATION, BY DEED FROM TERRENCE J. CLYNE, RECORDED AS INSTRUMENT NO. 200006190060998, IN THE 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 Foodmaker's Trade Names and/or Trademarks.