THIS INSTRUMENT PREPARED BY:
Jack in the Box Eastern Division L.P.,
a Texas limited partnership
9330 Balboa Ave.
San Diego, CA 92123-1516

Davidson County DEEDQC
Recvd: 12/29/00 08:04 6pgs
Fees:26.00 Taxes:0.00
20001229-0127167

J6911

QUITCLAIM DEED

Address New Owner(s) and
Send Tax Bills To:
Jack in the Box Eastern Division L.P.,
a Texas limited partnership
9330 Balboa Ave.
San Diego, CA 92123-1516
Attn: Tax Dept.

Map 95-15 parcel 005 and Map 95-15 parcel 007.

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged,

EFFECTIVE DECEMBER 31, 2000, JACK IN THE BOX INC., a Delaware corporation ("Grantor/Grantors") does hereby quitclaim and convey unto JACK IN THE BOX EASTERN DIVISION L.P., a Texas limited partnership ("Grantee/Grantees"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See attached Exhibit "A"

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of December, 2000.

JACK IN THE BOX INC.,
a Delaware corporation

By: _____
Vice President

By: _____
Assistant Secretary

State of California)
)
County of San Diego)

On December 18, 2000, before me, Delard D. Barnes, Notary Public, personally appeared Michael J. Snider 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: Quitclaim Deed, JIB 6911

Number of Pages: 6 Date of Document: December 18, 2000

Copyright 1993 National Notary Association, Canoga Park, C

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 2000.

Deputy Register

#6911

TRACT 1

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located generally between Elm Hill Pike and Old Elm Hill Pike on the north and south and Ermac Drive and McGavock Pike on the west and east and being more particularly described as follows:

Beginning at an iron pin found with cap 1486 in the northerly right-of-way line of Old Elm Hill Pike, said pin being located 90.08 feet eastwardly from the curve return of Ermac Drive and being the southeast corner of Tom Cone, as of record in Deed Book 7127, Page 193, R.O.D.C.

THENCE, with the easterly line of said Tom Cone, N 27° 42' 36" E, 67.00 feet to an iron pin found;

THENCE, continuing with said line N 24° 41' 35" E, 76.37 feet to the southerly right-of-way line of Elm Hill Pike in the centerline of Sims Branch;

THENCE, with the centerline of Sims Branch and the southerly lines of Bobby Howard and Rebecca Howard as of record in Deed Book 9800, Page 127, R.O.D.C. and Boyd Adams as of record in Deed Book 11657, Page 891, R.O.D.C. the following calls:

S 12° 06' 52" E, 56.14 feet;
S 76° 31' 02" E, 63.46 feet;
N 83° 07' 34" E, 113.28 feet;
S 42° 28' 25" E, 67.45 feet;
S 23° 16' 53" E, 87.36 feet;
S 49° 19' 38" E, 150.98 feet;
N 89° 26' 12" E, 57.66 feet;
N 57° 23' 18" E, 53.54 feet;
S 75° 38' 33" E, 42.29 feet;
S 56° 11' 05" E, 47.86 feet;
S 61° 27' 30" E, 85.59 feet to a point in the westerly right-of-way line of McGavock Pike;

THENCE, with the westerly right-of-way line of McGavock Pike, S 29° 18' 35" W, 20.06 feet to an iron pin found with cap 1486;

THENCE, along a curve to the right 35.91 feet to an iron pin found in the northerly right-of-way line of Old Elm Hill Pike, said curve having a central angle of 82° 18'

02", a radius of 25.00 feet, a tangent of 21.85 feet and a chord of S 70° 27' 36" W, 32.90 feet;

THENCE, with the northerly right-of-way line of Old Elm Hill Pike, N 68° 23' 23" W, 64.54 feet to an iron pin found;

THENCE, continuing with said right-of-way along a curve to the left 149.47 feet to an iron pin set, said curve having a central angle of 11° 46' 02", a radius of 727.80 feet, a tangent of 75.00 feet and a chord of N 74° 16' 24" W, 149.21 feet;

THENCE, N 80° 09' 25" W, 55.65 feet to an iron pin found;

THENCE, along a curve to the right 149.24 feet to an iron pin found with cap 1486, said curve having a central angle of 14° 08' 00", a radius of 605.00 feet, a tangent of 75.00 feet and a chord of N 73° 05' 25" W, 148.86 feet;

THENCE, N 66° 01' 25" W, 285.18 feet to the point of beginning.

Containing 58,894 square feet or 1.35 acres, more or less, according to a survey by Sawyer Land Surveying, Mark E. Sawyer, R.L.S., Tennessee License 1649, dated 2-17-2000, File 00-012.

Being the same property conveyed to Jack in the Box Inc., by deed from PDS Partnership of record as Instrument No. 200008020076740, in the Register's Office for Davidson County, Tennessee.

TRACT 2

Being a land in the First Civil District, Nashville, Davidson County, Tennessee, located generally on the south side of Elm Hill Pike between McGavock Pike and Briley Parkway and being more particularly described as follows:

Beginning at an iron pin with cap "Delle 1710" in the easterly line of the Metropolitan Government, Nashville Electric Power Board, as of record in Deed Book 2157, Page 251, R.O.D.C., said iron pin being in the southerly right-of-way line of Elm Hill Pike and being located N 76° 56' 20" W, 376.91 feet from the centerline intersection of Elm Hill Pike and McGavock Pike;

THENCE, with the southerly right-of-way line of Elm Hill Pike along a curve to the right 33.12 feet to an iron pin found, said curve having a central angle of 01° 59' 13", a radius of 954.93 feet, a tangent of 16.56 feet and a chord of S 67° 59' 20" E, 33.12 feet;

THENCE, continuing said right-of-way line, S 66° 59' 44" E, 197.45 feet to an iron pin found;

THENCE, with said right-of-way line, S 42° 23' 14" E, 94.47 feet to an iron pin found in the westerly right-of-way line of McGavock Pike;

THENCE, with said westerly right-of-way line of McGavock Pike, S 29° 58' 46" W, passing a witness iron pin found at 115.21 feet, in all 154.82 feet to the centerline of Sims Branch;

THENCE, with said centerline of Sims Branch the following calls:

N61° 04' 28" W, 85.59 feet;
N 55° 48' 03" W, 47.86 feet;
N 75° 15' 31" W, 42.29 feet;
S 57° 46' 20" W, 53.54 feet;
S 89° 49' 14" W, 57.66 feet;
N 48° 56' 36" W, 150.98 feet;

N 22° 53' 51" W, 46.08 feet to a point in the centerline of Sims Branch at the southwest corner of Bobby Howard and Rebecca Howard, as of record as Instrument No. 200008020076458, R.O.D.C.

THENCE, with the southerly line of said Howard, N 73° 34' 47" E, 142.82 feet to an iron pin found;

THENCE, with the easterly line of Howard, N 10° 45' 26" W, 20.19 feet to an iron pin found with cap "Delle 1710", said iron pin being the southwest corner of Metropolitan Government, Nashville Electric Power Board, as of record in Deed Book 2157, Page 251, R.O.D.C.

THENCE, with the southerly line of said Nashville Electric Power Board, N 79° 14' 34" E, 65.00 feet to an iron pin found;

THENCE, with the easterly line of said Nashville Electric Power Board, N 11° 06' 59" W, 29.74 feet to the point of beginning.

Containing 74,490 square feet or 1.71 acres, more or less.

According to an A.L.T.A./A.C.S.M. Land Title Survey by Sawyer Land Surveying, Mark E. Sawyer, R.L.S., Tennessee License 1649, dated January 20, 2000, File 99-085, last revised July 24, 2000.

Being the same property conveyed to Jack in the Box Inc., by deed from Boyd Adams of record as Instrument No. 20000802 0076743, in the Register's Office for Davidson County, Tennessee.