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

Davidson County DEEDWARR
Recvd: 01/10/01 08:39 6pgs
Fees:27.00 Taxes:5106.00
20010110-0003079

J6900

Address New Owner(s)
Radha Homay, Trustee
2011 Ualakaa Street,
Honolulu, HI 96822

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

Map and Parcel:
Map:
Parcel: 41-8/34

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 EASTERN DIVISION L.P., a Texas limited partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Radha Watumull Homay, Trustee of the Radha Watumull Homay Revocable Living Trust, as to a 75% percent undivided interest, and Darius W. Homay, an individual, as to a 25% percent undivided interest (collectively, the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> The tract or parcel of land located in the Second Civil District, Metropolitan Nashville Davidson County, Tennessee, formerly the Tenth Civil District of 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 3900 Dickerson Pike, Nashville, Tennessee 37207-1304.

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 28th day of December, 2000.

JACK IN THE BOX EASTERN DIVISION L.P.,
a Texas limited partnership

By: JBX Limited Partnership LLC, a Delaware limited liability company, as General Partner

By: _____ djo

Name: William F. Motts

Title: Authorized Person

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ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William F. Motts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Person of JBX General Partner LLC, a Delaware limited liability company, general partner of Jack in the Box Eastern Division L.P., a Texas general partnership, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing on behalf of the company as an Authorized Person.

Witness my hand and official seal at office this 28th day of December, 2000.

Dessie M. Owens
Notary Public

My Commission Expires: April 23, 2003



JIB 6900

EXHIBIT "A"

A tract of Land in the Second Civil District, Metropolitan Nashville Davidson County, Tennessee, formerly the Tenth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a railroad spike set on the westerly right-of-way line of Dickerson Pike, U.S. 41 and 31-W, at the northerly end of the northwesterly return curve at Dickerson Pike and Old Hickory Boulevard, thence, with said return curve (radius 50 feet) southwesterly a distance of 70.92 feet to a railroad spike set on the northerly right-of-way of Old Hickory Boulevard, said curve having a chord bearing and distance of S 60 degrees 02' 15" W 65.126 feet; thence, with the northerly right-of-way line of Old Hickory Boulevard, N 79 degrees 19' 33" W 136.11 feet to an iron pin set at the beginning of a curve; thence, with said curve to the right (radius 2,797.79 feet) northwesterly a distance of 10.69 feet to an iron pin set, said curve having chord bearing and distance of N 79 degrees 12' 59" W 10.690 feet; thence, with a line severing the property of which this is a part N 16 degrees 56' 31" E 175.00 feet to an iron pin set; thence continuing with severance line S 81 degrees 38' 53" E 200.00 feet to an iron pin set on the westerly right -of-way line of Dickerson Pike; thence, with the westerly right-of-way line of Dickerson Pike, S 20 degrees 04' 33" W 73.56 feet to a railroad spike set at the beginning of a curve; thence with said curve to the left (radius 5770.00 feet) southwesterly a distance of 67.95 feet to the point of beginning, said curve having a chord bearing and distance of S 19 degrees 44' 18" W 67.941 feet. The above described property containing 34,158 square feet or 0.784 of an acre, and being Lot No. 1 on the Plan of the J. Douglas Wright Subdivision of record in Book 5190, page 718 Register's Office in said county.

BEING the same property conveyed to Jack in the Box Inc., fka Foodmaker, Inc., a Delaware corporation by Deed of Record in Book 11701, page 203, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

$1,380,000.00

By: _____
Affiant

Subscribed and sworn to before
me this 8th day of January, 2001

_____
Notary Public

My Commission Expires: 11-12-2003

SCHEDULE 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.