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: 11/16/01 15:50 4pgs
Fees:23.00 Taxes:6179.00
20011116-0125969

Address New Owner(s)
Booth Business Park, JV
PO Box 2164
Julian, CA 92036

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

Map and Parcel:
Map: CLT 26-01
Parcel: 126
Map CLT 19-13
Parcel: 103

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 Booth Business Park, a California joint venture partnership, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, State of Tennessee, being Lot Nos. 1 and 2 as shown on the plan of Jack in the Box Store Number 6914, recorded as Instrument No. 20010202-0010350, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the property conveyed to Jack in the Box Eastern Division L.P., a Texas limited partnership, by deeds of record as Instrument No. 2001020-0010670, and Instrument No. 20010202-0010671, in the Register's Office for Davidson County, Tennessee
>
> This is improved property known as 330 Cartwright St., Goodlettsville, Tennessee 37072.

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 Schedule "I" 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 21st day of September, 2001.

Jack in the Box Eastern Division L.P.,
a Texas limited partnership

By: JBX General Partner LLC,
a Delaware limited liability company,
as general partner

By: _____
Name: David M. Theno
Title: Authorized Person

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 David M. Theno ~~and~~ _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~her~~/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 ~~(s)~~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 seal at office, on this the 21st day of September, 2001.

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

Delard D. Barnes
Notary Public

My Commission Expires:
11-7-02

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

$1,670,000.00

By: Robert A. Beecherman III
Affiant

Subscribed and sworn to before me this 16th day of November, 2001

Kay Fuller
Notary Public

My Commission expires: 11-27-04

KAY FULLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

SCHEDULE "I"

JACK IN THE BOX 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, 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's Trade Names and/or Trademarks.