This Instrument Was Prepared By:
Jack in the Box Eastern Division
9330 Balboa Ave
San Diego, CA 92123-1516
Attn: Real Estate Legal Dept.

Davidson County DEEDWARR
Recvd: 12/11/01 15:52 7pgs
Fees:38.00 Taxes:6142.00
20011211-0136843

PICK-UP

Address New Owner(s)
KWL Investments
c/o Kent Landers
4000 NE 64th Ave.
Vancouver, WA 98661

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

Map and Parcel:
Map Parcel#161-0-278
USD-00913

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand, paid by an Accommodator pursuant to an IRC §1031 exchange, 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 KWL Investments, LLC, a Washington limited liability company (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 City of Nashville, County of Davidson, State of 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 471 Old Hickory Blvd., Nashville, Tennessee 37209.

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, 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

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State of California)
)
County of San Diego)

On November 27, 2001, before me, Delard D. Barnes, Notary Public, personally appeared David M. Theno, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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
____ Corporate Officer(s)_____
Title(s)
__X__ Partner(s) _____ Limited __X__ General
_____ Trustee(s)
_____ Other

Signer is Representing: JBX General Partner LLC, a Delaware limited liability company, General partner of Jack in the Box Eastern Division L.P., a Texas limited partnership
Name of Entity(ies)

Title or Type of Document: Special Warranty Deed, JIB 6921

Number of Pages: _____ Date of Document:_____

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EXHIBIT "A"

The land referred to in this commitment is situated in the State of Tennessee, County of Davidson and is described as follows:

Being land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, located generally south of Old Hickory Boulevard and west of Edmondson Pike, being Lot 1, Revision One, Resubdivision of Lot 2, First Revision of Edmondson Crossing Shopping Center as of record in Instrument No. 200002070012628, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin found in the southerly right-of-way line of Old Hickory Boulevard at the northeast property corner of Alan D. Revelette and Candace Revelette as of record in Deed Book 11145, page 533, R.O.D.C., also being the northwest corner of the herein described lot;

Thence, with the southerly right-of-way line of Old Hickory Boulevard the following three calls:

S48°05'31"E, 29.19 feet to an iron pin found;
S51°17'49"E, 127.98 feet to a pk nail found;
S49°27'22"E, 103.37 feet to a northwest corner of Lot 2 of the above mentioned plan;

Thence, leaving said southerly right-of-way line of Old Hickory Boulevard with the westerly and northerly property line of said lot two the following three calls:

S07°40'11"W, 104.68 feet;
S17°38'07"E, 21.18 feet;
S89°05'38"W, 227.92 feet to the southwest corner of the herein described Lot 1 and being in the easterly line of Revelette;

Thence, with said easterly line of Revelette, N06°46'57"E, 194.46 feet;
Thence, N06°56'50"E, 101.90 feet to the point of beginning.
Containing 46,123 square feet or 1.06 acres, more or less.

Being the same property conveyed Jack in the Box Eastern Division L.P., a Texas limited partnership by deed from N.O.M.O.H. Ltd., an Alabama limited partnership, of record as Instrument No. 200104030031937, in the Register's Office for Davidson County, Tennessee.

Together with easements for ingress and egress to the subject property as set out in the Reciprocal Easement Agreement of record in Book 10863, page 74, said Register's Office, as amended by Amendment to Reciprocal Easement Agreement of record as Instrument No. 20010403-0031935, in the Register's Office for Davidson County, Tennessee.

Together with easements for ingress and egress to the subject property as set out in the Declaration of Reciprocal Easements and Restrictions recorded as Instrument No. 20010105-0001952, said Register's Office, as amended by First Amendment to Declaration of Reciprocal Easements and Restrictions recorded as Instrument No. 20010222-0016791, and further amended by Second Amendment to Declaration of Reciprocal Easements and Restrictions of record as Instrument No. 20010403-0031936, all as of record in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

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, 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's Trade Names and/or Trademarks.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

$ 1,660,000.00

By: Robert L. Buchanan III
Affiant

Subscribed and sworn to before
me this 4th day of December, 2001

Kay Fuller
Notary Public

My Commission expires: 11-27-04

NOTARY PUBLIC AT LARGE