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: 12/27/01 15:48 6pgs
Fees:33.00 Taxes:5827.50
20011227-0142798

Address New Owner(s)
Henrietta Gailey
2051 Sleepy Hollow Rd.
Escondido, Ca.
92026

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

Map and Parcel:
Map: 071-06-006
Parcel:
13DA-20030

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 Henrietta Gailey, an unmarried woman (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 1504 Hampton Street, Nashville, Tennessee 37207.

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 30th 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: _____ DJO
Name: David M. Theno
Title: Authorized Person

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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 30th day of November, 2001.

Delard D. Barnes
Notary ~~Public~~

My Commission Expires:
11-7-02

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

EXHIBIT "A"

Legal Description

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, Second Councilmanic District, Nashville, Davidson County, Tennessee, located at the northwest quadrant of the intersection of West Trinity Lane and Hampton Street and being Lot 1, Final Plat, Jack Johnson Subdivision as of record in Instrument 200007100067898, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin found with cap 1127 in the northerly right-of-way line of West Trinity Lane at the westerly curve return of said West Trinity Lane and Hampton Street;

THENCE, with the northerly right-of-way line of West Trinity Lane along a curve to the left 140.26 feet to a iron pin found with cap 1127 at the southeast corner of Lot 2 of the above referenced plat, said curve having a central angle of 02°03'45", a radius of 3896.43 feet, a tangent of 70.14 feet and a chord of N89°02'07"W, 140.25 feet;

THENCE, with the easterly property of said Lot 2, N01°04'04"E, 82.42 feet to a 5/8" iron pin found;

THENCE, continuing with said line, N01°33'53"W, 86.22 feet to a 5/8" iron pin found at the northeast corner of said Lot 2 in the southerly line of Jai Jalaram Enterprises LLC as of record in Book 10733, Page 141, R.O.D.C.;

THENCE, with said southerly line of Jai Jalaram Enterprises LLC, N84°59'30"E, 124.10 feet to a ¼" iron rod found in the westerly right-of-way line of Hampton Street;

THENCE, with said westerly right-of-way line of Hampton Street, S15°46'00"E, 155.88 feet to a iron pin found with cap 1127;

THENCE, along a curve to the right 47.02 feet to the point of beginning, said curve having a central angle of 107°45'46", a radius of 25.00 feet, a tangent of 34.26 feet, a chord of S38°06'53"W, 40.39 feet.

Containing 25,763 square feet or 0.59 acres, more or less.

This description is based upon a survey prepared by Sawyer Land Surveying, Mark E. Sawyer, TRLS# 1649, dated November 17, 2000, last revised March 7, 2001.

Being the same property conveyed to Jack in the Box Eastern Division L.P., a Texas limited partnership by deed from Jack D. Johnson and Edith H. Johnson of record as Instrument No. 200103090023041, 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

$1,575,000.00

By: Robert L. Beckham III
Affiant

Subscribed and sworn to before
me this 27 day of December, 2001

Kay Fuller
Notary Public

My Commission expires: 11-27-04

NOTARY PUBLIC AT LARGE