Box 49

This instrument prepared by:

Kevin T. Lytle
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Scottsdale, AZ 85253

Davidson County DEEDWARR
Recvd: 04/03/03 12:39 6pgs
Fees:33.00 Taxes:1642.80
20030403-0044141

Address of New Owners/
Send Tax Bills To:

Mrs. Winner's, L.P.
5995 Barfield Road
Atlanta, GA 30328

Map Parcel No.:

09202009900

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 2 day of April, 2003, by and between GE CAPITAL FRANCHISE FINANCE CORPORATION, successor by merger to Franchise Finance Corporation of America, a Maryland corporation, sole shareholder of and successor by dissolution to FFCA Acquisition Corporation, a Delaware corporation, duly organized under and by virtue of the laws of the State of Delaware, whose address is 17207 North Perimeter Drive, Scottsdale, Arizona 85255, party of the first part, and MRS. WINNER'S, L.P., a Georgia limited partnership, whose address is 5995 Barfield Road, Atlanta, Georgia 30328, party of the second part,

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate situated and being in Nashville, County of Davidson, State of Tennessee, together with the buildings, fixtures, structures and improvements thereon, legally described on Exhibit A attached hereto, together with all the appurtenances and hereditaments thereto (the "Premises"), SUBJECT TO all easements, restrictions, covenants, reservations, dedications, liens, taxes, assessments, licenses, agreements and encumbrances recorded against the Premises in the official records of Davidson County, Tennessee, and all matters which would be disclosed by a physical inspection or current survey of the Premises (the "Permitted Exceptions").

Tax parcel identification numbers: 09202009900
Municipal address known as: 2600 Jefferson Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD, all and singular, the Premises to the party of the second part, its successors and assigns to its own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Premises, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the second part, but against none other, subject to the Permitted Exceptions.

Whenever the word "party" is used herein, it shall mean "parties" if there is more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 27th day of March, 2003.

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation, successor by merger to Franchise Finance Corporation of America, a Maryland corporation, sole shareholder of and successor by dissolution to FFCA Acquisition Corporation, a Delaware corporation

By _____
Printed Name TODD J. WEISS
Its Associate General Counsel

ATTEST:

By _____
Printed Name Harold W Vinson
Its Senior Vice President

05-134043.2
FFC No. 8000-3905
2600 Jefferson Street
Nashville, TN

STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Todd J. Lucas and _____, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Associat Gen Counsel and Harold W Vinson, respectively, of GE Capital Franchise Finance Corporation, a Delaware corporation, successor by merger to Franchise Finance Corporation of America, a Maryland corporation, sole shareholder of and successor by dissolution to FFCA Acquisition Corporation, a Delaware corporation, the within named bargainor, a corporation, and that they as such officers of the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Assoc. Gen. Counsel and Senior Vice Pres..

Witness my hand and seal this 27th day of March, 2003.

Sheryl R. Hassell

Notary Public for Arizona

Residing at: 17207 N. Perimeter Dr.
Scottsdale. Az 85255

My Commission Expires:

8-26-05

OFFICIAL SEAL
SHERYL R. HASSELL
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Aug. 26, 2005

05-134043.2
FFC No. 8000-3905
2600 Jefferson Street
Nashville, TN

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $444,000.00.

Affiant

Subscribed and sworn to before me this 27th day of March, 2003.

OFFICIAL SEAL
SHERYL R. HASSELL
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Aug. 26, 2005

Notary Public

05-134043.2
FFC No. 8000-3905
2600 Jefferson Street
Nashville, TN

EXHIBIT A

LEGAL DESCRIPTION

A tract of land lying in Metropolitan Nashville, Davidson County, Tennessee, and being part of Lots 2, 3, 4, 5 of the plan showing Long and Ashworth's Subdivision of Lot 35, of record in Book 57, page 87, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a set "X" in concrete at the intersection of the westerly margin of 26th Avenue North (30' R/W) and the northerly margin of Jefferson Street (94' R/W); thence with the northerly margin of Jefferson Street;

South 82° 03' 04" West, 200.94 feet, record and measured, to a 5/8" rebar with Ragan and Associates Cap; thence leaving Jefferson Street, thence;

North 08° 05' 21" West, 143.60 feet, record, (N 08° 05' 21" W, 143.66', measured) to a found railroad spike set on the southerly margin of Beasley Street (30' R/W); thence with said street, thence;

North 81° 56' 38" East, 201.20 feet, record (N 81° 57' 40" E, 201.20', measured) to a set "X" in concrete on the westerly margin of 26th Avenue North; thence with said street, thence;

South 07° 59' 07" East, 143.98 feet, record and measured to the point of beginning.

BEING the same property conveyed to FFCA Acquisition Corporation, a Delaware Corporation, by Deed of Record in Book 9815, page 269, Register's Office for Davidson County, Tennessee.