Box 3113
LT
12394

Davidson County DEEDWARR
Recvd: 03/17/04 16:19 4pgs
Fees:23.00 Taxes:6582.30
20040317-0030624

SPECIAL WARRANTY DEED

FROM: CNL Restaurant Investors Properties, LLC, a Delaware limited liability company

TO: Jack M. Grossman and Sarah K. Grossman, as Trustee of the Jack M. Grossman Family Trust dated January 29, 1997

This instrument was prepared by:
Dale A. Burket, Esquire
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 North Eola Drive
P. O. Box 2809
Orlando, Florida 32802

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers:
Jack M. Grossman and Sarah K. Grossman, as Trustees of the Jack M. Grossman Family Trust dated January 29, 1997 2532 Faiss Drive Las Vegas, Nevada 89134	RTM Operating Company Attn: Contract Administrator 5995 Barfield Road Atlanta, GA 30328	part of 135-253 New Tax Parcel 421

STATE OF FL)
COUNTY OF Orange)

The actual consideration of value, whichever is greater, for this transfer is One Million Seven Hundred Seventy Nine Thousand and No/100 ($1,779,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this 23 day of February, 2004.

Notary of Public

Wilda Otero
My Commission CC962926
Expires November 14, 2004

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of One Million Seven Hundred Seventy Nine Thousand and No/100 Dollars ($1,779,000.00), the receipt and sufficiency of which are hereby acknowledged, CNL Restaurant Investors Properties, LLC, a Delaware limited liability

company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jack M. Grossman and Sarah K. Grossman, as Trustees of the Jack M. Grossman Family Trust dated January 29, 1997 ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, less equipment and fixtures, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at the northeasterly corner of Murfreesboro Road and Brooksboro Place.

SUBJECT TO any and all taxes and assessments for the year 2004 and subsequent years, and to any and all restrictions, reservations, covenants, conditions and easements of record, if any, the reference to which shall not operate to reimpose the same.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

The Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Signatures on Next Page]

Witness our hands this 24th day of February, 2004.

Signed and Delivered
in the presence of:

Joanne Ball
Name: Joanne Ball

William T. Snow II
Name: William T. Snow II

CNL RESTAURANT INVESTORS PROPERTIES, LLC, a Delaware limited liability company

By: S D Shackelford
Name: Steven D. Shackelford
Title: Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 20th of February, 2004, by Steven D. Shackelford as Manager of **CNL RESTAURANT INVESTORS PROPERTIES, LLC,** a Delaware limited liability company, on behalf of the limited liability company. He/She is personally known to me and did not take an oath.

William T. Snow II
Notary Public, State of Florida

(NOTARY SEAL)

William T. Snow, II
MY COMMISSION # DD111733 EXPIRES
April 25, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Printed Name:
Notary Commission No.
My Commission Expires:

EXHIBIT "A"

Legal Description

Murfreesboro Pike & Brooksboro Place, Nashville, Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot 1 on the Final Plat of Nashboro Square recorded as Instrument No. 20030922-0139711, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a complete description.

Being part of the same property conveyed to CNL Restaurant Investors Properties, LLC, a Delaware limited liability company in Instrument 20031117-0167512, Register's Office for Davidson County, Tennessee.