Box#38

This instrument prepared by:
Alfred E. Abbey, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 08/09/04 14:47 3pgs
Fees:17.00 Taxes:0.00
20040809-0095996

Address of New Owner(s):	Send Tax Bills to:	Map No. 92-16
PWU Properties, L.P. and Joni P. Werthan c/o Equitable Trust Company 4400 Harding Road, Suite 310 Nashville, TN 37205	(Same)	Parcel No. 40.00

QUITCLAIM DEED

WHEREAS, Patricia Werthan Uhlmann and Joni P. Werthan own the hereinafter described property as tenants-in-common; and

WHEREAS, Patricia Werthan Uhlmann desires to convey her interest in said property to the Grantee herein being a limited partnership.

NOW, THEREFORE, for and in consideration of the premises, and for no monetary consideration, the undersigned, **PATRICIA WERTHAN UHLMANN** (the "Grantor"), does hereby quitclaim, transfer and convey unto **PWU PROPERTIES, L.P.**, a Tennessee limited partnership (the "Grantee"), its successors and assigns, **a ONE-HALF (1/2) UNDIVIDED INTEREST**, as a tenant-in-common with Joni P. Werthan, in and to the following described property in Davidson County, Tennessee, to-wit:

Being a lot or parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, and being Lot 1 on the "Hayes Heirs Subdivision of the Boyd Home Tract" recorded in Deed Book 84, page 453, and Plat Book 161, page 9, Register's Office for Davidson County, and being located at the northwest corner of the intersection of West End Avenue and 20th Avenue North, and more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way of West End Avenue at the southeast corner of Sherron Weinberger, Trustee (Deed Book 5011, page 296), said pin being North 52° 30' 00" East, 150.00 feet from an iron pin at the southwest corner of said Weinberger tract; thence, from said point of beginning, leaving West End and with Weinberger's east line, North 37° 26' 06" West, 180.00 feet to an iron pin placed near the bottom corner of a concrete retaining wall in the southerly margin of Alley No. 382; thence, leaving Weinberger along the margin of said Alley, North 52° 30' 00" East, 100.00 feet to an iron pin in the back edge of sidewalk on the westerly right-of-way of 20th Avenue North; thence, leaving said Alley with said right-of-way, South 37° 26' 06" East, 180.00 feet to a P.K. nail at the intersection of said 20th Avenue north and West End Avenue; thence, with West End Avenue, South 52° 30' 00" West, 100.00 feet to the point of beginning, containing 0.41 acres, more or less.

The above property description is taken from a survey prepared for Jones & Jones Twin Drive-Thru, Inc., by Kevin A. Edmonson, R.L.S., Tennessee No. 1515, Thomas, Miller & Partners, Brentwood, Tennessee.

Being the same property conveyed to Joe Werthan by deed of record in Book 1338, page 209, Register's Office for Davidson County, Tennessee, the said Joe Werthan having since died and having devised said property to his son, Howard M. Werthan, by will of record in Will Book 89, page 148, Probate Court, Davidson County, Tennessee, the said Howard M. Werthan having predeceased the said Joe Werthan leaving Patricia Werthan Uhlmann and Joni P. Werthan as his only surviving issue, as more particularly set forth in Affidavit of Heirship of record in Book 5048, page 897, Register's Office for Davidson County, Tennessee.

This is improved property known as 2000 West End Avenue, Nashville, Tennessee 37203.

The above described property is hereby conveyed subject to the following:

1. Memorandum of Lease to Jones and Jones Twin Drive Thru, Inc., of record in Book 9640, Page 962, and Memorandum of Sub-Lease to Checkers Drive-In Restaurants, Inc., of record in Book 9640, Page 967, Register's Office for Davidson County, Tennessee.

2. Such other matters, conditions, restrictions, and limitations as may affect the same.

IN WITNESS WHEREOF, the undersigned have executed this instrument, this 27th day of May, 2004.

Patricia Werthan Uhlmann
PATRICIA WERTHAN UHLMANN

STATE OF KANSAS)
)
COUNTY OF JOHNSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Patricia Werthan Uhlmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Leawood Kansas, this 27th day of May, 2004.

Caroline R. O'Neil
Notary Public

My Commission Expires: 11-13-06

CAROLINE R. O'NEIL NOTARY PUBLIC STATE OF KANSAS

STATE OF KANSAS)
)
COUNTY OF JOHNSON)

The actual consideration for this transfer is NONE.

Patricia Weitkamp Ullmann
Affiant

Subscribed and sworn to before me,
This 27th day of May, 2004.

Notary Public

My Commission Expires: 11-13-06

SHANE R. O'NEIL
NOTARY
PUBLIC
STATE OF KANSAS