This Instrument Prepared By

Davidson County DEEDQC
Recvd: 05/12/06 11:25 4 pgs
Fees:22.00 Taxes:0.00

20060512-0056068

Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, Georgia 30326
Attention: Douglas D. Selph, Esq.

After recording return to:
Sharon A. Gregory
Fidelity National Title Insurance
1800 Parkway Place, Suite 700
Marietta, GA 30067

QUITCLAIM DEED
(Unit No. 353)

Address of New Owners:	*Send Tax Bills To*	Map-Parcel No.:
LFR Nolensville Road, LLC c/o Lee's Famous Recipes, Inc. 171 Brooks Street, Suite F Ft. Walton Beach, Florida 32548 Attention: Charles L. Cooper Fax: 850-244-6131	LFR Nolensville Road, LLC c/o Lee's Famous Recipes, Inc. 171 Brooks Street, Suite F Ft. Walton Beach, Florida 32548 Attention: Charles L. Cooper Fax: 850-244-6131	133-10-45 Field Book 6DA-36718

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, MRS. WINNER'S, L.P., a Georgia limited partnership (successor by name change to RTM Winners, L.P., a Georgia limited partnership) ("**Grantor**"), does hereby bargain, sell, remise, release, quitclaim and convey unto LFR NOLENSVILLE ROAD, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property (the "**Property**"):

SEE EXHIBIT A attached hereto and made a part hereof.

BEING the same property conveyed to the Grantor by deed dated August 23, 1989, of record at Deed Book 7293, Page 535, Register's Office for Davidson County, Tennessee.

This is improved property located at 3751 Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

[SIGNATURE PAGE TO FOLLOW]

1117 - GTK

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed ~~on this~~ as of 8th day of ~~April,~~ May 2006.

GRANTOR:

MRS. WINNER'S, L.P., a Georgia limited partnership (successor by name change to RTM Winners, L.P., a Georgia limited partnership)

By: Winners Corporation,
its General Partner

By: _____
J. Russell Welch
Senior Vice President

[CORPORATE SEAL]

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, Mary C Cadden, a Notary Public in and for said County and State, J. Russell Welch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President, of Winners Corporation, the General Partner of Mrs. Winner's, L.P., the within named bargainor of the foregoing instrument, and is authorized by such within named bargainor to execute this instrument on behalf of such within named bargainor.

WITNESS my hand, at office, this 8th day of ~~April~~ May, 2006.

Mary C Cadden
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL] MARY CADDEN NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES FEB. 22, 2007

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me this ____ day of _____, 2006.

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

EXHIBIT A
(Unit 353)

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.788 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun-Trust-Unit # 353, 3751 Nolensville Pike", dated December 6, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found # 6 rebar (Labeled as P.O.B) located on the western right-of-way of Nolensville Pike and the common corner of land owned now or formerly by Nolensville Car Wash Proper., LLC, thence running along the western right-of-way of Nolensville Pike along a spiral curve to the left, having a chord bearing and distance of S 26°41'51" E 95.51 feet to an iron pin set 1/2" rebar, thence along a curve to the left, having an arc length of 29.41 feet, a radius of 7318.00 feet, a chord bearing and distance of S 28°03'13" E 29.41 feet to an iron pin found # 6 rebar, located at the common corner of lands owned now or formerly by Plaza Mexico, LLC, thence leaving the western right-of-way of Nolensville Pike and running along the common line of said Plaza Mexico, LLC property, S 38°13'30" W 44.77 feet to an iron pin found 1/2" rebar, thence S 64°49'48" W 202.33 feet to an iron pin found 1/2" rebar, thence N 25°10'39" W 127.86 feet to an iron pin found # 6 rebar, located at the common corner of lands owned now or formerly by Robert J. Lenard, thence running along the common line of said Robert J. Lenard property, N 12°19'36" E 21.41 feet to an iron pin found # 6 rebar, located at the common corner of lands owned now or formerly by Nolensville Car Wash Prop., LLC, thence running along the common line of said Nolensville Car Wash Prop., LLC, N 64°49'00" E 225.32 feet to an iron pin found # 6 rebar, the point of beginning.