This Instrument Prepared By
ai

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

Davidson County DEEDWARR
Recvd: 05/12/06 11:26 6 pgs
Fees:33.00 Taxes:584.31
20060512-0056069

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

SPECIAL WARRANTY 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**"), has this day bargained and sold, and does hereby transfer and convey unto LFR NOLENSVILLE ROAD, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (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 7923, 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.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit B** attached hereto.

1117. GTK

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

[SIGNATURE PAGE TO FOLLOW]

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 and seal, at office, this 31 day of ~~April~~ March, 2006.

Mary C Cadden
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

MARY C. 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 $157,922.24.

AFFIANT

Subscribed and sworn to before me this 3rd day of April, 2006.

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

MARY C. CADDEN NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA FEB. 22, 2007

EXHIBIT "A"

Being Lot 1 on the Plan of Allied Industrial Park Section 19 Revised, recorded in Book 5190, page 593, described as follows:

Being at an iron pin in the westerly right of way of Nolensville Road and the southwest corner of Lot 37, Allied Industrial Park, Section 9, Book 4060, page 106, R.O.D.C., Tennessee, thence with a spiral curve to the left 95.58 feet to an iron pin (the chord bearing being South 26 degrees 40 minutes 56 seconds East); thence with a curve to the left 29.42 feet to an iron pin (curve having a radius of 2,316.00 feet and a central angle of 0 degrees 43 minutes 40 seconds and a tangent of 14.71 feet); thence leaving said margin of Nolensville Road South 38 degrees 14 minutes 37 seconds West 44.72 feet to an iron pin; thence South 64 degrees 49 minutes 00 seconds West 202.38 feet to an iron pin; thence North 25 degrees 11 minutes 00 seconds West 127.93 feet to an iron pin; thence North 12 degrees 13 minutes 50 seconds East 21.40 feet to a concrete monument; thence North 64 degrees 49 minutes 00 seconds East 225.41 feet to the point of beginning.

Being the same property conveyed to Grantor in Deed Book 7923, page 535, said Register's Office.

Exhibit B

PERMITTED TITLE EXCEPTIONS - 353

1. Taxes for the year 2006 and subsequent years.

2. All matters as shown on Plat as recorded in Plat Book 5190, Page 593, Register's Office for Davidson County, Tennessee.