This Instrument Prepared By

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

Davidson County DEEDQC
Recvd: 05/12/06 11:27 4 pgs
Fees:22.00 Taxes:0.00
20060512-0056070

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

QUITCLAIM DEED
(Unit No. 341)

Address of New Owners:	*Send Tax Bills To*	Map-Parcel No.:
LFR N. First Street, 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 N. First Street, 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	82-6-9 Field Book 20W-11270

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 N. FIRST STREET, 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 7923, Page 559, Register's Office for Davidson County, Tennessee.

This is improved property located at 831 N. First Street, Nashville, Tennessee 37207.

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]

as of

8th IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed ~~on this~~ 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 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 $10.00.

AFFIANT

Subscribed and sworn to before me this 9th day of ~~April~~ May, 2006.

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

EXHIBIT A
(Unit 341)

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Nashville, Davidson County, State of Tennessee, containing 0.690 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for SunTrust #341", dated December 12, 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 flat bar (Labeled as P.O.B) located on the eastern right-of-way of North Dickerson Pike and the common corner of N/F Jerry Cook (DB 10246-325), thence running along the common property line of N/F Jerry Cook S 84°51'50" E 150.60 feet to an iron pin found 5/8" rebar bent on the western right-of-way line of a 12' alley #309, thence running along the 12' alley S 04°S33'26" W 199.80 feet to an iron pin found 3/4" rebar bent at the common corner of N/F Mahmod Ahmad (DB 200510190126130), thence running along the common property line of N/F Mahmod Ahmad N 84°48'02" W 150.52 feet to an iron pin found 5/8" rebar on the eastern right-of-way of North Dickerson Pike, thence running along the eastern right-of-way line of North Dickerson Pike N 04°32'00" E 199.63 feet to the point of beginning.

The above-described parcel is the same parcel as described in Fidelity National Title Insurance Company, Commitment No. 06ATL1123 (Site 44), bearing an effective date of December 1, 2005 @ 8:00 am.