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 DEEDWARR
Recvd: 05/12/06 11:28 6 pgs
Fees:33.00 Taxes:148.33
20060512-0056071

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

SPECIAL WARRANTY 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**"), has this day bargained and sold, and does hereby transfer and convey unto LFR N. FIRST STREET, 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 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.

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.

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 lismited 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 $40,087.95.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

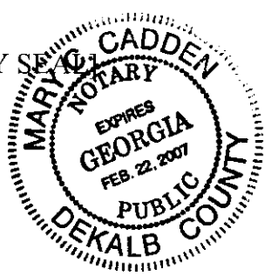


EXHIBIT 'A'

Land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 10, 11, 12, and 13 on the G.W. Thompson Place, being a subdivision of the Orndorff Purchase of the V.S. Lindsley Addition, as of record in Book 57, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin 450.00 feet north of Hancock Street, said point being on the east right of way of North First Street and the southwest corner of Lot No. 10; thence North 4 degrees 32 minutes 00 seconds East, 200.00 feet to an iron pin; being the northwest corner of Lot No. 13; thence South 84 degrees 42 minutes 00 seconds East, 150.76 feet to an iron pin in a 12 foot alley; thence South 4 degrees 34 minutes 00 seconds West, 199.80 feet to an iron pin, being the southeast corner of Lot No. 10; thence North 84 degrees 46 minutes 32 seconds West, 150.64 feet to the point of beginning, containing 30,122 square feet or 0.692 acres, according to a survey by Michael V. Holmes and Associates, Inc., dated March 12, 1981.

Being the same property conveyed to Grantor by Warranty Deed recorded in Deed Book 7923, page 559, said Register's Office.

Exhibit B

PERMITTED TITLE EXCEPTIONS - #341

1. Taxes for the year 2006 and subsequent years.