This Instrument Prepared By

Charles T. Sharbaugh, Esq.
Paul, Hastings, Janofsky & Walker LLP
600 Peachtree St., N.E., Suite 2400
Atlanta, GA 30308

Davidson County DEEDQC
Recvd: 05/12/06 12:33 5 pgs
Fees:27.00 Taxes:0.00
20060512-0056072

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

QUITCLAIM DEED
(351 Brentwood)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Paladins Franklin, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	Paladins Franklin, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	160-187

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 PALADINS FRANKLIN, LLC, a Delaware 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, recorded in Book 7923, Page 541 of the Register's Office for Davidson County, Tennessee.

This is improved property located at 5644 Franklin Pike Circle, Brentwood, Tennessee.

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]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 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, a Georgia corporation, its General Partner

By: _____
Name: J. Russell Welch
Title: Senior Vice President

[CORPORATE SEAL]

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, Mary C. Cadden, a Notary Public in and for DeKalb County and said 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.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

LEGAL_US_E # 70679015.1

STATE OF GEORGIA)
)
COUNTY OF FULTON)

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

Paul Lew
AFFIANT

Subscribed and sworn to before me this 8th day of May, 2006.

Mary C Cadden
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

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

Tax Parcel ID #: 160-187

THE NAME AND ADDRESS OF PROPERTY OWNER:

Paladins Franklin, LLC

ADDRESS:

c/o SunTrust Robinson Humphrey
303 Peachtree Street, 24th Floor
Atlanta, Georgia 30308

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Paladins Franklin, LLC

ADDRESS:

c/o SunTrust Robinson Humphrey
303 Peachtree Street, 24th Floor
Atlanta, GA 30308

EXHIBIT A

DESCRIPTION OF PROPERTY

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Brentwood, Davidson County, State of Tennessee, containing 0.489 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust-Unit #351", 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 1/2" rebar with cap (Labeled as P.O.B) located on the eastern right-of-way of Franklin Pike Circle, and at the common corner of N/F James B. Martin (DB 6093-54) thence running with the eastern right-of-way of Franklin Pike Circle N 27°05'00" E 134.10 feet to an iron pin found 1/2" rebar with cap at the common corner of N/F ULB Properties of Tennessee LLC (DB 200406280076436), thence running along the common property line of N/F ULB Properties of Tennessee LLC S 62°52'24" E 187.76 feet to an iron pin found 1/2" rebar with cap on the northwestern right-of-way of Interstate 65, thence running along the northwestern right-of-way of Interstate 65 S 41°27'43" W 81.79 feet to a monument found at the intersection of northwestern right-of-way of Interstate 65 and northern right-of-way of Old Hickory Boulevard, thence running along the northern right-of-way of Old Hickory Boulevard S 71°15'05" W 63.87 feet to a monument found at the common corner of N/F Madge Iris Formosa Trust (DB 11056-260), thence running along the common property line of N/F Madge Iris Formosa Trust N 67°03'48" W 123.27 feet to the point of beginning.