This Instrument Prepared By

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600 Peachtree St., N.E., Suite 2400
Atlanta, GA 30308

Davidson County DEEDWARR
Recvd: 05/12/06 12:38 6 pgs
Fees:33.00 Taxes:6045.38

20060512-0056073

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

SPECIAL WARRANTY 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**"), has this day bargained and sold, and does hereby transfer and convey unto PALADINS FRANKLIN, LLC, a Delaware 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, 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.

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 _____ day of April, 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 3rd day of April, 2006.

[NOTARY SEAL]

_____
NOTARY PUBLIC
My Commission Expires:

LEGAL_US_E # 70320444.2

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $1,633,887.78.

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

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 tract or parcel of land in the First Civil District, Davidson County, Tennessee, being Lot No. 4 on the McArthur Subdivision, recorded in Plat Book 5200, page 363.

Beginning at an iron pin in concrete, said point being southwest corner of Lot 4 and being on the east right of way of Franklin Pike Circle; thence with right of way North 27 degrees 05 minutes 00 seconds East 134.00 feet to an iron pin; thence leaving said right of way South 62 degrees 55 minutes East 187.25 feet to an iron pin in the west right of way of Interstate 65, thence with right of way South 41 degrees 42 minutes 29 seconds West 81.47 feet to a concrete monument; thence South 71 degrees 10 minutes 10 seconds West 63.92 feet to a concrete monument; thence leaving Interstate 65 right of way North 67 degrees 16 minutes 17 seconds West 122.58 feet with a fence line to the point of beginning, containing 0.49 acres, more or less.

TOGETHER WITH all rights granted by that certain Cross Easement for Ingress and Egress and for Parking recorded in Book 5796, page 67, Register's Office for Davidson County, Tennessee.

AND, TOGETHER WITH all rights contained in Restrictive Covenant recorded in Book 5796, page 74, aforesaid records.

Being the same property conveyed to Grantor by deed of record in Book 7923, page 541, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2006 and subsequent years, a lien not yet due and payable.

2. All matters as shown on Plat as recorded in Plat Book 5200, Page 363, Register's Office for Davidson County, Tennessee.

3. Rights of others in Easements contained in Book 5796, Page 67, aforesaid records.

4. Restrictions contained in Book 5796, Page 74, aforesaid records.

5. Easements granted to the Metropolitan Government of Nashville and Davidson County by and through the Electric Power Board contained in Book 5840, Page 814, aforesaid records.

6. Assignment concerning Water & Sewer Tap Fees contained in Book 5968, Page 964, aforesaid records.