This Instrument Prepared By

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

Davidson County DEEDQC
Recvd: 05/12/06 12:40 5 pgs
Fees:27.00 Taxes:0.00
20060512-0056075

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

QUITCLAIM DEED
(371 Metro Center)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Paladins Clarksville, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	Paladins Clarksville, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	81-2-1

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 CLARKSVILLE, 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 529 of the Register's Office for Davidson County, Tennessee.

This is improved property located at 2721 Clarksville Highway, Nashville, 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 May, 2006.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

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

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 5th day of ~~April~~ May 2006.

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

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

Tax Parcel ID #: 81-2-1

THE NAME AND ADDRESS OF PROPERTY OWNER:

Paladins Clarksville, LLC

ADDRESS:

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

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Paladins Clarksville, 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 Davidson County, State of Tennessee, containing 0.553 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Mrs. Winners-Unit # 371, 2721 Clarksville Hwy., 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 southeastern right-of-way of Clarksville Pike and the common corner of N/F Church of Our Lord Jesus Christ of Apst. Faith (DB 10329-877), thence running along the common property line of N/F Church of Our Lord Jesus Christ of Apst. Faith S 33°30'00" W 143.14 feet to a PK nail found, thence N 56°30'00" W 175.00 feet to an iron pin set 1/2" rebar at the southeastern right-of-way of Ed Temple Boulevard (formerly known as 28th Street, thence running along the right-of-way line of Ed Temple Boulevard N 31°33'50" E 65.00 feet to an iron pin set 1/2" rebar, thence with a curve to the right having an arc length of 121.54 feet, a radius of 75.00 feet and a chord bearing and distance of N 77°29'45" E 108.67 feet to an iron pin set 1/2" rebar on the southeastern right-of-way of Clarksville Pike, thence running along the right-of-way of Clarksville Pike S 56°30'00" E 101.71 feet to the point of beginning.