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 12:41 6 pgs
Fees:33.00 Taxes:988.84



20060512-0056076

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

SPECIAL WARRANTY 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**"), has this day bargained and sold, and does hereby transfer and convey unto PALADINS CLARKSVILLE, 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 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.

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 # 70320452.2

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $267,253.02.

AFFIANT

Subscribed and sworn to before me this 3rd day of April, 2007.

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

MARY C. CADDEN NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 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

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the Plan of Melissa Estates of record in Plat Book 5800, page 138, Register's Office for Davidson County, and described as follows:

Beginning at a PK nail in the southerly margin of Clarksville Pike at the common front corner of Lots 1 and 2; thence with the line between said two lots S 33 degrees 30 minutes W 143.00 feet to a PK nail, said point being the common corners of Lots 1 and 2; thence with the line between said Lots N 56 degrees 30 minutes W 189.00 feet to an iron pin in the easterly margin of 28th Avenue North; thence with the margin of the same N 33 degrees 30 minutes E 78.00 feet to a concrete monument at the beginning of a curve to the right having a radius of 65.00 feet; thence around said curve 102.10 feet to a concrete monument in the southerly margin of Clarksville Pike; thence with the margin of the same S 56 degrees 30 minutes E 124.00 feet to the point of beginning.

Being the same property conveyed to Grantor by deed of record in Book 7923, page 529, 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. Slope Easement as described in Book 7877, Page 935, Register's Office for Davidson County, Tennessee.

3. All matters as shown on Plat as recorded in Plat Book 5800, Page 138, aforesaid records.