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 12:43 6 pgs
Fees:33.00 Taxes:1483.25

20060512-0056079

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

SPECIAL WARRANTY DEED
(377 Jefferson)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Paladins Jefferson, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	Paladins Jefferson, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	82-13-18

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 JEFFERSON, 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 523 of the Register's Office for Davidson County, Tennessee.

This is improved property located at 810 Jefferson Street, Nashville, Tennessee.

1120- GTK

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 May, 2006.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARIAL SEAL]

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

LEGAL_US_E # 70320471.2

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $400,879.53.

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 EXPIRES GEORGIA FEB. 22, 2007 DEKALB COUNTY

Tax Parcel ID #: 82-13-18

THE NAME AND ADDRESS OF PROPERTY OWNER:

Paladins Jefferson, LLC

ADDRESS:

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

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Paladins Jefferson, 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:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3 and 4 on the plan of Addition of D.T. McGavock's Estate, entered in Plat Book 1, at page 33 in the Clerk of Master's Office for said County, described together according to a survey made by Michael V. Holmes, Registered Land Surveyor, Tennessee No. 213, dated September 3, 1982, as follows:

Beginning at an iron pin (old) at the southeast corner of the intersection of Ninth Avenue North, having a 50 foot right of way, formerly McLemore Street, and Madison Street, having a 40 foot right of way; thence with the southerly margin of Madison Street North 70 degrees 48 minutes 20 seconds East 141.30 feet; thence leaving Madison Street with the westerly margin of an alley, South 30 degrees 05 minutes 06 seconds East 168.24 feet to the northerly margin of Jefferson Street, having a 50 foot right of way; thence with the northerly margin of Jefferson Street South 71 degrees 30 minutes 00 seconds West 134.05 feet to a northeast corner of the intersection of Jefferson Street and Ninth Avenue North; thence with the easterly margin of Ninth Avenue North, North 32 degrees 37 minutes 09 seconds West 168.18 feet to the point of beginning.

Being the same property conveyed to Grantor by deed of record in Book 7923, page 523, 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.