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 DEEDWARR
Recvd: 05/12/06 12:45 6 pgs
Fees:33.00 Taxes:2157.46
20060512-0056082

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

SPECIAL WARRANTY DEED
(409 S. Nolensville)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Paladins Nolensville, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	Paladins Nolensville, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	161-156

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 NOLENSVILLE, 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 511 of the Register's Office for Davidson County, Tennessee.

This is improved property located at 5701 Nolensville Road, 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 5th day of April, 2006.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

LEGAL_US_E # 70320486.2

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $583,097.50.

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 #: 161-156

THE NAME AND ADDRESS OF PROPERTY OWNER:

Paladins Nolensville, LLC

ADDRESS:

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

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Paladins Nolensville, LLC

ADDRESS:

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

EXHIBIT A

DESCRIPTION OF PROPERTY

Being a parcel of land located in the First Civil District, formerly the Sixth Civil District, Nashville, Davidson County, Tennessee, bounded on the East by Nolensville Road and on the North by Hickory View Drive. Further, being reserved Parcel 7, as shown on the Plan of the Fourth Revision of Hickory Plaza, of record in Book 4860, page 55, Register's Office for Davidson County, Tennessee, and also on the Plan of Hickory Plaza, Section Two, of record in Book 5200, page 68, said Register's Office; and being more particularly described according to a survey of Michael V. Holmes and Associates, Inc., dated February 24, 1984, as follows:

Beginning at an iron pin located in the northeast corner of the subject property on the west margin of Nolensville Road; thence, with the west margin of Nolensville Road with a curve to the right having a central angle of 1 degree 24 minutes 33 seconds and a radius of 6,499.22 feet, 159.85 feet to an iron pin located in the southeast corner of the subject property on the west margin of Nolensville Road; thence, S 84 degrees 38 minutes 20 seconds W 158 feet to an iron pin located in the southwest margin of the subject property; thence, N 5 degrees 1 minutes W 209.45 feet to an iron pin located in the northwest corner of the subject property on the southern margin of Hickory View Drive; thence, S 84 degrees 32 minutes 56 seconds E 136.88 feet to a concrete monument located on the northern boundary of the subject property and the southern margin of Hickory View Drive; thence, with the intersection of Hickory View Drive and Nolensville Road, with a curve to the right having a central angle of 77 degrees 46 minutes 43 seconds and a radius of 25 feet 33.94 feet to the point of beginning.

This conveyance includes all rights reserved by Cousins Properties of Tennessee, Inc., to itself, its successors and assigns by deed of record in Book 4827, page 892, Register's Office for said County in a certain perpetual non-exclusive easement for various purposes including the passage of pedestrian and vehicular traffic ingress and egress, parking of automobiles and the free and unrestricted access between land conveyed in said deed and lands retained by Grantor therein, to the extent that such rights benefit the property conveyed herein.

TOGETHER WITH all rights granted by that certain Reciprocal Easement Agreement recorded in Book 5406, page 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed of record in Book 7923, page 511, 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. Rights of others in Easements contained in Book 4827, page 892, Book 5406, Page 784, as corrected in Book 6166, Page 160, Register's Office for Davidson County, Tennessee.

3. All matters as shown on Plats as recorded in Plat Book 4860, Page 55 and Plat Book 5200, Page 68, aforesaid records.