This Instrument Prepared By

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Atlanta, GA 30308

Davidson County DEEDQC
Recvd: 05/12/06 12:47 5 pgs
Fees:27.00 Taxes:0.00

20060512-0056084

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

# QUITCLAIM DEED
## (346 Bell)

| *Address New Owners:* | *Send Tax Bills To* | Map-Parcel No.: |
|---|---|---|
| Paladins Bell, LLC<br>c/o SunTrust Robinson Humphrey<br>303 Peachtree Street, NE, 24th Floor<br>Atlanta, GA 30308 | Paladins Bell, LLC<br>c/o SunTrust Robinson Humphrey<br>303 Peachtree Street, NE, 24th Floor<br>Atlanta, GA 30308 | 149-250 |

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 BELL, 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 547 of the Register's Office for Davidson County, Tennessee.

This is improved property located at 515 Bell 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.

**[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 ~~April~~ May, 2006.

MARY C. CADDEN NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES FEB. 25, 2007

[NOTARY SEAL]

_____
NOTARY PUBLIC
My Commission Expires:

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 8th day of May, 2006.

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

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

Tax Parcel ID #: 149-250

THE NAME AND ADDRESS OF PROPERTY OWNER:

Paladins Bell, LLC

ADDRESS:

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

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Paladins Bell, 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 The City of Antioch, Davidson County, State of Tennessee, containing 0.695 acres, having the following metes and bounds to wit:

Beginning at an iron pin found 1/2" rebar (Labeled as P.O.B) located on the western right-of-way of Bell Road and the common corner of N/F R-Little River, L.P. (DB 200012110121765), thence running along the common line of N/F R-Little River, L.P. S 88°03'44" W 145.10 feet to a drill hole in curb found, thence N 01°54'58" W 190.41 feet to an rail road spike found, thence N 89°46'36" E 81.03 feet to a hole found at the common corner of N/F Rob Laing (DB 10926-493), thence running along the common line of N/F Rob Laing S 18°18'42" E 15.38 feet to a pk nail found, thence N 88°41'27" E 104.20 feet to a magnetic nail found on the western right-of-way of Bell Road, thence running along the right-of-way of Bell Road S 12°33'37" W 177.75 feet to the point of beginning.

The above-described parcel is the same parcel described in Fidelity National Title Insurance Company, Commitment No. 06ATL1115 (Site 16), bearing an effective date of December 1, 2005 at 8:00 AM.