This Instrument Prepared By

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Paul, Hastings, Janofsky & Walker LLP
600 Peachtree St., N.E., Suite 2400
Atlanta, GA 30308

Davidson County DEEDQC
Recvd: 05/12/06 12:49 5 pgs
Fees:27.00 Taxes:0.00

20060512-0056087

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

QUITCLAIM DEED
(337 Gallatin)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Paladins 3914 Gallatin, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	Paladins 3914 Gallatin, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	61-15-235

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 3914 GALLATIN, 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 571 of the Register's Office for Davidson County, Tennessee.

This is improved property located at 3914 Gallatin 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 8 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 8 day of May, 2006.

[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 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 #: 61-15-235

THE NAME AND ADDRESS OF PROPERTY OWNER:

Paladins 3914 Gallatin, LLC

ADDRESS:

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

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Paladins 3914 Gallatin, 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 0.566 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust-Unit #337", dated December 9, 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) on the southeastern right-of-way of Gallatin Pike and the common corner of N/F Rohney & Linda F. Boyd (DB 7752-669), thence running along the common property line of N/F Rohney & Linda F. Boyd S 63°59'08" E 183.44 feet to an iron pin found 1/2" open top at the common corner of N/F Dorothy H. Hall and Robert L. Armstrong (DB 11606-404), thence running along the common property line of N/F Dorothy H. Hall and Robert L. Armstrong, N/F Orsorio Jackson (DB 200511040134041) and N/F Donald Boatwright (DB 882-695) S 25°36'31" W 137.04 feet to an iron pin found 1/2" rebar at the common corner of N/F Mason-Gravlee Enterprises & West, W.M.G. etux (DB 10815-634), thence running along the common line of N/F Mason-Gravlee Enterprises & West, W.M.G. etux N 64°06'36" W 175.82 feet to an iron pin found 1/2" rebar bent on the southeastern right-of-way line of Gallatin Pike, thence running along the right-of-way line of Gallatin Pike N 22°26'07" E 137.69 feet to the point of beginning.