This Instrument Prepared By

Charles T. Sharbaugh, Esq.
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600 Peachtree St., N.E., Suite 2400
Atlanta, GA 30308

Davidson County DEEDWARR
Recvd: 05/12/06 12:50 6 pgs
Fees:33.00 Taxes:3326.09

20060512-0056088

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

SPECIAL WARRANTY 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**"), has this day bargained and sold, and does hereby transfer and convey unto PALADINS 3914 GALLATIN, 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 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.

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 30th day of April, 2006.

[NOTARY SEAL]

NOTARY PUBLIC
My Commission Expires:

LEGAL_US_E # 70320345.2

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $898,941.98.

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

Land in Davidson County, Tennessee, being Lot No. 1, Lot No. 2, and the southerly half of Lot No. 3, on the Map of M.N. Young's Inglewood Annex as of record in Book 547, page 197, R.O.D.C., Tennessee.

Said lots adjoin and front together 137.5 feet on the easterly side of Gallatin Road and runs back 170.1 feet, more or less, on the northerly line and 165 feet, more or less, on the southerly line to a line in the rear on which measures 137.5 feet thereon.

Being the same property conveyed to Grantor by deed of record in Book 7923, page 571, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easements for Sanitary Sewerage and Storm Drainage contained in Book 4286, Page 761, Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement contained in Book 5861, Page 394, , aforesaid records.