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 12:52 6 pgs
Fees:33.00 Taxes:1775.41
20060512-0056091

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

SPECIAL WARRANTY DEED
(338 Gallatin)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Paladins 311 Gallatin, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	Paladins 311 Gallatin, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	83-9-42

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 311 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 565 of the Register's Office for Davidson County, Tennessee.

This is improved property located at 311 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 3rd day of April, 2006.

[NOTARY SEAL]

_____
NOTARY PUBLIC
My Commission Expires:

LEGAL_US_E # 70320369.2

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $479,840.65.

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 DEKALB COUNTY EXPIRES GEORGIA FEB. 22, 2007

Tax Parcel ID #: 83-9-42

THE NAME AND ADDRESS OF PROPERTY OWNER:

Paladins 311 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 311 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 Lots Nos. 1 and 2 on the Map of F.O. Beasley's Subdivision, of Block C of the Douglass Place in East Nashville, as of record in Plan Book 2, page 66, Chancery Court at Nashville, described according to a survey made Barge, Waggoner and Sumner, Engineers, February 22, 1963, as follows:

Beginning at the southeast corner of Gallatin Road and Ordway Place; thence with the southerly margin of Ordway Place, South 84 degrees 16 minutes east 99 ft., to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, South 5 degrees 20 minutes West 160 feet to the northerly margin of an alley; thence with said alley north 82 degrees 44 minutes west 123.73 ft. to the easterly margin of Gallatin Rd.; thence with said road, North 11 deg. 58 minutes east 92.08 feet to an iron pin; continuing with said road, North 17 deg. 30 minutes east 66.50 ft. to the beginning.

Being the same property conveyed to Grantor by deed of record in Book 7923, page 565, 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.