This Instrument Prepared By

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

P

Davidson County DEEDQC
Recvd: 05/12/06 12:53 5 pgs
Fees:27.00 Taxes:0.00

20060512-0056093

QUITCLAIM DEED
(332 Charlotte)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Paladins Charlotte, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	Paladins Charlotte, LLC c/o SunTrust Robinson Humphrey 303 Peachtree Street, NE, 24th Floor Atlanta, GA 30308	91-15-254

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 CHARLOTTE, 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 577 of the Register's Office for Davidson County, Tennessee.

This is improved property located at 4816 Charlotte Avenue, 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 8th day of May, 2006.

Mary C Cadden
NOTARY PUBLIC
My Commission Expires:

[NOTARIAL SEAL]
MARY C. CADDEN NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES FEB. 22, 2009

LEGAL_US_E # 70679012.1

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 DEKALB COUNTY EXPIRES GEORGIA FEB. 22, 2007

Tax Parcel ID #: 91-15-254

THE NAME AND ADDRESS OF PROPERTY OWNER:

Paladins Charlotte, LLC

ADDRESS:

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

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Paladins Charlotte, 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 Nashville, Davidson County, State of Tennessee, containing 0.377 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for SunTrust #332", dated December 12, 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 flat bar (Labeled as P.O.B) located on the northern right-of-way of Charlotte Avenue and the common corner of N/F Global Education Center (DB 200405050051064), thence running along the common property line of N/F Global Education Center N 00°09'04" W 150.13 feet to an iron pin set 1/4" rebar on the southern right-of-way line of a 20' alley, thence running along the right-of-way of a 20' alley N 89°25'22" E 109.52 feet to an iron pin found 5/8" rebar at the common corner of N/F Asghar & Nancy Mahdavi (DB 200501280010472), thence running along the common property line of N/F Asghar & Nancy Mahdavi S 00°08'38" E 150.06 feet to an iron pin set 1/2" rebar on the northern right-of-way of Charlotte Avenue, thence running along the common right-of-way line of Charlotte Avenue S 89°23'02" W 109.50 feet to the point of beginning.

The above-described property is the same property as shown in Fidelity National Title Insurance Company's Title Commitment No. 06ATL1112 (Site 7), dated December 1, 2005 at 8:00 am.