This Instrument Prepared By

Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, Georgia 30326
Attention: Douglas D. Selph, Esq.

Davidson County DEEDQC
Recvd: 05/12/06 13:00 4 pgs
Fees:22.00 Taxes:0.00
20060512-0056099

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

QUITCLAIM DEED
(Unit No. 387)

Address of New Owners:	*Send Tax Bills To*	Map-Parcel No.:
LFR Lebanon Road, LLC c/o Lee's Famous Recipes, Inc. 171 Brooks Street, Suite F Ft. Walton Beach, Florida 32548 Attention: Charles L. Cooper Fax: 850-244-6131	LFR Lebanon Road, LLC c/o Lee's Famous Recipes, Inc. 171 Brooks Street, Suite F Ft. Walton Beach, Florida 32548 Attention: Charles L. Cooper Fax: 850-244-6131	86-01-73 Field Book No. 4D-25440

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 LFR LEBANON ROAD, LLC, a Tennessee 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 a portion of the same property conveyed to the Grantor by deed dated August 23, 1989, of record at Deed Book 7923, Page 517, Register's Office for Davidson County, Tennessee.

This is improved property located at 3440 Lebanon Road, Hermitage, Tennessee 37076.

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]

121-GTK

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed ~~on this~~ as of 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,
its General Partner

By: _____
J. Russell Welch
Senior Vice President

[CORPORATE SEAL]

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, Mary C Cadden, a Notary Public in and for said County and 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
My Commission Expires:

[NOTARY SEAL]

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

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 ~~April~~ May, 2006.

NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

EXHIBIT A
(Unit 387)

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.807 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust-Unit #387", 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 1/2" rebar with cap (Labeled as P.O.B) on the northwestern right-of-way of Lebanon Pike, thence running with the northwestern right-of-way line of Lebanon Pike S 52°13'26" W 197.04 feet to an iron pin found 1/2" rebar at the common corner of N/F Sherwin-Williams Development Corporation (DB 6886-951), thence running along the common property line of N/F Sherwin-Williams Development Corporation N 37°40'53" W 172.31 feet to an iron pin found 1/2" open top on the common property line of N/F Oak Valley Lanes (DB 7909-486), thence running along the common property line of N/F Oak Valley Lanes N 52°16'10" E 206.69 feet to an iron pin found 5/8" rebar, thence S 37°45'59" E 127.20 feet to an iron pin found 1/2" rebar with cap, thence S 52°22'14" W 10.03 feet to an iron pin found 1/2" rebar with cap, thence S 37°55'34" E 44.97 feet to the point of beginning.