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 DEEDWARR
Recvd: 05/12/06 13:01 6 pgs
Fees:33.00 Taxes:404.52
20060512-0056100

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

SPECIAL WARRANTY 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**"), has this day bargained and sold, and does hereby transfer and convey unto LFR LEBANON ROAD, LLC, a Tennessee 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 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, 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.

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]

as of

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed ~~on this~~ 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 and seal, at office, this 31st day of March ~~April,~~ 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 $109,330.78.

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Hermitage Commercial Park, of record in Book 5210, page 279, Register's Office for said County and being a parcel of land in the 2nd, formerly the 4th, Civil District, Nashville, Davidson County, Tennessee, located on the northwesterly side of Lebanon Pike, east of Stones River and more particularly described as follows:

Beginning at a point in the northerly margin of Lebanon Pike, said point being south 52 degrees 16 minutes 10 seconds west, 65.00 feet from a concrete monument identifying the southwest corner of Edwin S. Randall, Jr., as recorded in Book 4267, page 218, Register's Office for Davidson County, Tennessee; thence with said Pike, south 52 degrees 16 minutes 10 seconds west, 336.70 feet to a point; thence north 37 degrees 47 minutes west, 20.00 feet to a point; thence south 52 degrees 16 minutes 10 seconds west, 10.00 feet to a point; thence north 37 degrees 47 minutes west 152.00 feet to a point; thence north 52 degrees 16 minutes 10 seconds east 356.70 feet to a point; thence south 37 degrees 47 minutes east 127.00 feet to a point; thence south 52 degrees 16 minutes 10 seconds west 10.00 feet to a point; thence south 37 degrees 47 minutes east 45.00 feet to the point of beginning.

Being the same property conveyed to Grantor in Deed Book 7923, page 517, said Register's Office, Less land heretofore conveyed to SHERWIN-WILLIAMS Dev. Corp. in BK 6886-951

Exhibit B

PERMITTED TITLE EXCEPTIONS - #387

1. Taxes for the year 2006 and subsequent years.

2. All matters as shown on Plat as recorded in Plat Book 6250, Page 898, Register's Office for Davidson County, Tennessee.

3. Easements for Water and Sewer Lines contained in Book 3180, Page 556, aforesaid records.

4. Easement for Utility lines contained in Book 5677, Page 600, aforesaid records.

5. Restrictions contained in Book 6108, Page 545, as amended by 6175, Page 173 removing item 9 of said 6108, Page 545, aforesaid records.