35030 26A
L.A.

Davidson County DEEDWARR
Recvd: 09/29/06 16:25 4 pgs
Fees:23.00 Taxes:3700.00
20060929-0121060

OFFICIAL SEAL
LESA D. FERRIS
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires March 30, 2010

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~Davidson~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: Sept. 22, 2006

NOTARY PUBLIC

COMMISSION EXPIRES: 3/30/10

CORPORATE FORM
WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
GE Capital Franchise Finance Corporation
8377 E. Hartford Drive, Suite 200
Scottsdale, Arizona 85255

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mr. Elliot A. Scott Mr. Toby T. MacFarlane Mr. Michael A. Folb Mr. Steven Ross 20 Bees, LLC c/o EAS Investments 1380 Garnet Avenue Suite C San Diego, California 92109	Mr. Elliot A. Scott Mr. Toby T. MacFarlane Mr. Michael A. Folb Mr. Steven Ross 20 Bees, LLC c/o EAS Investments 1380 Garnet Avenue Suite C San Diego, California 92109	096-13-0 154.02

OFFICIAL SEAL
LESA D. FERRIS
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires March 30, 2010

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of September, 2006, by and between GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation, successor by merger to Franchise Finance Corporation of America, successor by merger to Insured Income Properties 1984 duly organized under and by virtue of the laws of the State of Delaware, party of the first part, and Elliot A. Scott, Trustee of the Elliot A. Scott Trust dated July 26, 2005, as to an undivided 30% interest, Toby T. Macfarlane, Trustee of the Macfarlane Family Trust dated July 21, 1997, as to an undivided 30% interest, Michael A. Folb, Trustee of the Michael A. Folb Trust, dated October 23, 1996, as to an undivided 25% interest, Steven Ross, an

unmarried man as to an undivided 5% interest, 20 Bees, LLC a California limited liability company as to an undivided 10% interest, party of the second part,

WITNESSETH: That for and in consideration of the sum of $1,000,000.00 ($1,000,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate situated and being in Nashville, County of Davidson, State of Tennessee, together with the buildings, fixtures, structures and improvements thereon, legally described on Exhibit A attached hereto, together with all the appurtenances and hereditaments thereto (the "Premises"), subject to all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters that an accurate inspection or survey of the Property would disclose.

Tax parcel identification numbers: 096-13-0 154.02
Municipal address known as: 2740 Elm Hill Pike

TO HAVE AND TO HOLD, all and singular, the Premises to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Premises, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the first part, but against none other, subject to the matters above set forth.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 21 day of September 2006.

THIS SPACE INTENTIONALLY LEFT BLANK

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

ATTEST:

By: _____
Printed Name: Todd V. Jones
Its: Vice President
Associate General Counsel
and Assistant Secretary

By: _____
Printed Name: Deborah R. Barker
Its: Vice President

[SEAL]

STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Deborah R. Barker and Todd V. Jones, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be a Vice President and VP, Assoc. Gen. Coun + Asst Sec respectively, of GE Capital Franchise Finance Corporation, a Delaware corporation, the within named bargainor, a corporation, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Vice President and VP, Assoc Gen. Coun + Asst. Sec..

Witness my hand and seal this 21 day of September, 2006.

Susan M. Fitzgerald
Notary Public

My Commission Expires:
7-31-07

OFFICIAL SEAL
SUSAN M. FITZGERALD
NOTARY PUBLIC-STATE OF ARIZONA
No. 139895
MARICOPA COUNTY
My Commission Expires July 31, 2007

When recorded mail to:
LandAmerica Financial Group, Inc.
Attn: KBrown
1850 N. Central Avenue, Suite 300
Phoenix, AZ 85004
Escrow No. 06-49596

4938-0481
Nashville, TN

EXHIBIT A
LEGAL DESCRIPTION

Beginning at an iron pipe in the North proposed margin of Elm Hill Pike, opposite a curve into Donelson Pike; thence with the margin of Elm Hill Pike proposed, North 79 degrees 15 minutes West 100 feet to a point; thence leaving said Pike, North 4 degrees 38 minutes East 190 feet to an iron pipe; thence North 81 degrees 03 minutes East 150 feet to an iron pipe in the West margin of Donelson Pike; thence with the margin of the same, South 9 degrees 05 minutes East 82.6 feet to the beginning of a curve; continuing with the margin of said Pike, Southerly around a curve, having a radius of 4,137.58 feet, a distance of 67.36 feet to an iron pipe at the beginning of a curve; thence around said curve having a radius of 75 feet, Southwesterly a distance of 141.24 feet to the point of beginning.

Being the same property conveyed to Arby's Inc. by deed from Tennessee River Properties, Inc. a Kentucky Corporation, of record in Book 6413, page 654, Register's Office for Davidson County, Tennessee.

The purpose of this correction deed is to correct the name of the grantee in that deed dated 12 December, 1985, of record in Book 6741, page 279, in said Register's Office, the grantee therein stated as being Insured Income Properties 1985, a Deleware limited partnership. No such entity exists and the intent was to convey the subject property to FFCA/IIP 1985 PROPERTY COMPANY, a Deleware General Partnership, the grantee herein.

This conveyance is subject to 1985 State & County Taxes, sanitary sewers and/or storm drainage easement of record in Book 5139, page 93, and storm water detention agreement of record in Book 6435, page 73, said Register's Office.

4938-0481
Nashville, TN