BILL GARRETT, Davidson County
Trans:T20130018080 DEEDQC
Recvd: 03/05/13 13:43 6 pgs
Fees:32.00 Taxes:0.00
20130305-0021982

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JOANN JACKSON KALAMA
LAW OFFICE OF JOANN JACKSON KALAMA
150 EAST MEDA AVENUE
SUITE 220
GLENDORA, CA 91741

OWNER (SEND TAX BILLS TO):

LISA A. SAUCEDA, TRUSTEE
16 FARM VIEW LANE
GILFORD, NH 03249

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LISA A. SAUCEDA, Trustee, under the Q-TIP TRUST established under the terms of the Arleen V. Carbery Trust dated January 09, 1990 as to an undivided 26.5% interest (herein, "Grantor"), whose address is 16 Farm View Lane, Gilford, NH 03249, hereby bargains, sells, remises, releases, quit claims and conveys to LISA A. SAUCEDA, Trustee, or any successors in trust, under the LISA A. SAUCEDA TRUST established under the terms of the Arleen V. Carbery Trust dated January 09, 1990 and any amendments thereto (herein, "Grantee"), whose address is 16 Farm View Lane, Gilford, NH 03249, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 581 Murfreesboro Pike, Nashville, TN 37210

JACK IN THE BOX, INC., hereby reserves for itself, its successors and assigns, those certain fixtures and equipment as set forth and described on Exhibit "B" attached hereto and made a part hereof.

WITNESS my hand and seal this 13 day of Feb., 2013.

PIN NO: 10606002800

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Q-Tip Trust dated January 09, 1990

Lisa A. Sauceda, Trustee

STATE OF New Hampshire
COUNTY OF Belknap

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lisa A. Sauceda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of Q-Tip Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 13 day of Feb., 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

SARAH MCNEIL
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXP. 5/25/2016

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF New Hampshire
COUNTY OF Belknap

The actual consideration for this transfer is -0-.

GRANTEE

Grantee signature Lisa A Sauceda TTEE
Lisa A. Sauceda, Trustee

Subscribed and sworn to under oath before me, this 13 day of Feb., 20__.

Sarah McNeil
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

[Affix Notary Seal]



SARAH MCNEIL
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXP. 5/25/2016

EXHIBIT A

[Legal Description]

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 2 ON THE CONSOLIDATION-SUBDIVISION PLAT OF LOTS 54, 55, 56, 57, 58 AND 59 ON THE SUBDIVISION OF A.M. BROWN'S LAND, AND RECORDED AS INSTRUMENT NO. 200006150059904 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, 80 FEET IN WIDTH, AND THE WESTERLY RIGHT-OF-WAY LINE OF FOSTER AVENUE, 60 FEET IN WIDTH;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE WITH THE WESTERLY RIGHT-OF-WAY LINE OF FOSTER AVENUE, SOUTH 05 DEG 44 MIN 58 SEC WEST, 183.84 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF TONEY, CYNTHIE AND CHRISTOPHER KRIATSAS, AS OF RECORD IN DEED BOOK 85, PAGE 313, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF FOSTER AVENUE WITH THE NORTHERLY PROPERTY LINE OF TONEY, CYNTHIE AND CHRISTOPHER KRIATSAS, NORTH 84 DEG 15 MIN 02 SEC WEST, 141.77 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 2084, 10 FEET IN WIDTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 2084 NORTH 05 DEG 44 MIN 58 SEC EAST, 97.06 FEET TO AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 2076 AND THE EASTERLY PROPERTY LINE OF LOT ONE ON SAID CONSOLIDATION-SUBDIVISION PLAT OF LOTS 55, 56, 57, 58 AND 59 ON THE SUBDIVISION OF A.M. BROWN'S LAND;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 2076 WITH THE EASTERLY PROPERTY LINE OF LOT ONE, NORTH 05 DEG 44 MIN 58 SEC EAST, 16.10 FEET TO AN IRON ROD SET;

THENCE SOUTH 84 DEG 15 MIN 02 SEC EAST, 40.82 FEET TO AN IRON ROD SET;

THENCE NORTH 10 DEG 28 MIN 09 SEC EAST, 70.07 FEET TO A PK NAIL SET;

THENCE NORTH 22 DEG 42 MIN 58 SEC EAST, 39.20 FEET TO A PK NAIL SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MURFREESBORO PIKE;

EXHIBIT A continued

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, SOUTH 67 DEG 17 MIN 02 SEC EAST, 76.45 FEET TO A PK NAIL SET;

THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 19.12 FEET, THE RADIUS OF WHICH IS 15.00 FEET, THE CENTRAL ANGLE OF WHICH IS 73 DEG 02 MIN 00 SEC, THE CHORD OF WHICH IS SOUTH 30 DEG 46 MIN 02 SEC EAST, 17.85 FEET TO THE POINT OF BEGINNING. CONTAINING 25,153 SQUARE FEET (0.577 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO JACK IN THE BOX INC., A DELAWARE CORPORATION, BY DEED FROM TERRENCE J. CLYNE, RECORDED AS INSTRUMENT NO. 200006190060998, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Document No. 20001204-0118999 on December 4, 2000.

PIN NO: 10606002800

STREET ADDRESS:

581 Murfreesboro Pike, Nashville, TN 37210

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

EXHIBIT "B"

JACK IN THE BOX INC. EQUIPMENT AND TRADE FIXTURES LIST

Air Curtains
Awnings
Bike Racks
Brass Railings
Bulletin Boards
Cabinets
Calculators
Carpeting
Carts
Cash Registers (P.O.S.)
Ceiling Fans
Computer Systems and Equipment
Cooking Equipment
Cooking Timers
Coolers, including Walk-in Coolers
Counters
Dishwashers
Energy Mgmt. Systems & Equipment
Fire Suppression Systems and Equipment
Food and Beverage Dispensing and Serving Equipment
Food and Beverage Holding Equipment
Food and Beverage Making Equipment
Food and Beverage Warming Equipment
Food and Ingredient Containers
Food Warmers
Freezers, including Walk-in Freezers
Hoods
Ice Machines
Lighting Fixtures, Poles and Lamps - Exterior
Lighting Fixtures and Lamps - Interior
Lockers
Music Systems
Plants and Containers - Interior
P.O.S. Systems and Equipment
Product Displays
Racks and Holders
Refrigerators
Safes
Scales
Seating - Interior and Exterior - including Partitions
Shelving
Signs and Menu Boards, including but not limited to cabinets, sign faces, poles and other structures
Sinks
Speaker Systems
Tables
Timeclocks
Toasters
Training Equipment
Trash Containers and Receptacles
Vacuums
VCR Equipment
Video Disc Equipment
Wall Decor
Water Heaters
Window Coverings

Other Equipment, Fixtures and Property bearing Foodmaker's Trade Names and/or Trademarks.