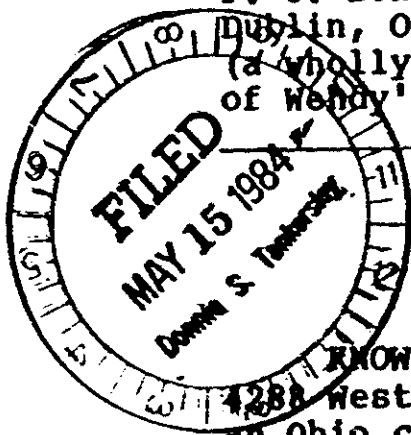


WOPH Development, Inc. (Grantor)
4288 W. Dublin-Granville Rd.
P. O. Box 256
Dublin, Ohio 43017
(a wholly-owned subsidiary
of Wendy's International, Inc.)

W/W Acquisitions, Inc. (Grantee)
4288 W. Dublin-Granville Rd.
P. O. Box 256
Dublin, Ohio 43017
(a wholly-owned subsidiary
of Wendy's International, Inc.)



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WOPH Development, Inc., 4288 West Dublin-Granville Road, P.O. Box 256, Dublin, Ohio 43017, an Ohio corporation ("Grantor"), in consideration of Zero Dollars (\$0.00) does hereby REMISE, RELEASE AND FOREVER QUIT CLAIM to W/W Acquisitions, Inc., an Ohio corporation, whose address is 4288 West Dublin-Granville Road, P.O. Box 256, Dublin, Ohio 43017, ("Grantee"), its successors and assigns forever, the following described real estate, to wit:

See Exhibit A attached hereto and made a part hereof, commonly known as 3016 Whitehorse Road, Greenville, South Carolina; A-235-249-521.1

It being the same real estate conveyed to Grantor by deed from Wendy's International, Inc., dated August 14, 1979, and recorded with the keeper of the records of Greenville County, in Deed Book 115, page 871;

and all the estate, right, title and interest of the said Grantor in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, WOPH Development, Inc. has caused this deed to be executed by its duly authorized officer as of the 30th day of April, 1984.

Signed and acknowledged
in the presence of:

WOPH DEVELOPMENT, INC.

Allyn D. Vandreyden
Deborah L. Edell

By: R. Michael Kennedy, Jr.
R. Michael Kennedy, Jr.
Vice President

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 30th day of April, 1984, by R. Michael Kennedy, Jr., the Vice President of WOPH Development, Inc., an Ohio Corporation, on behalf of the corporation.

My Commission expires:

Deborah L. Edell, Hancock County
Notary Public, State of Ohio

Deborah L. Edell
Notary Public

This instrument prepared by:

Thomas W. Carton, Jr.

Thomas W. Carton, Jr.
Attorney-at-Law
4288 W. Dublin-Granville Road
Dublin, Ohio 43017
(mail recorded copy to this address)

400 5 11A01

3190

4328 W.2