This instrument prepared by:
James. E. Hughes
Attorney at Law
4021 Longhill Road
Columbus, OH 43220

Davidson County DEEDWARR
Recvd: 09/08/06 15:03 3 pgs
Fees:18.00 Taxes:2035.00
20060908-0111638

SPECIAL WARRANTY DEED

Address of New Owners and Send Tax Bills To:
NENR Investments, LLC
207 29th Ave., North
Nashville, TN 37203

Map Parcel No.:
043-09-0-265.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **White Castle System, Inc.**, a Delaware corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **NENR Investments, LLC,** a Tennessee limited liability company, the Grantee herein, its successors and assigns, that certain real estate located in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for easements, conditions, covenants and restrictions of record and real estate taxes and assessments now a lien but not yet due and payable.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand as of the 7th day of September, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

WHITE CASTLE SYSTEM, INC.

By: _____
Its: Russell J. Meyer, Vice President

ATTEST:

By: _____
Its: Nicholas W. Zuk, Assistant Secretary

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell J. Meyer and Nicholas W. Zuk, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of White Castle System, Inc., a Delaware corporation, the within named bargainor, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in Columbus, Franklin County, Ohio this 7th day of September, 2006.

Lisa A Jackson
Notary Public

My Commission Expires:

LISA A. JACKSON
Notary Public, State of Ohio
My Commission Expires 07-24-2010

STATE OF OHIO NOTARIAL SEAL

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

S R Carter
Affiant

Subscribed and sworn to before me this the 8th day of September, 2006.

Jennifer Chandler-Cole
Notary Public

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: November 24, 2007

EXHIBIT A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PROPERTY DESCRIPTION

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, lying East of Gallatin Pike, US 31E-State Route 6, and South of Duling Avenue and being more fully described in a survey prepared by Joseph E. Ahler (Job No. 85001), dated July 11, 1985, as follows:

Beginning at a R.R. spike on the east margin of Gallatin Pike, a 92' right-of-way, at the northwest corner of the Humble Oil & Refining Company, a Delaware Corporation, property as evidenced in Deed Book 3096, Page 131, Register's Office for Davidson County, Tennessee; thence,

1) Northerly with a curve to the left having a radius of 2911.00' and a central angle of 4° 15' 03" (Chord bearing and distance of N 07° 57' 33" E 215.92') a distance of 215.97' with the east margin of Gallatin Pike to a P.K. nail; thence,

2) Northeasterly with a curve to the right having a radius of 35.00' and a central angle of 14° 39' 49" (Chord bearing and distance N 56° 38' 03" E 8.93') a distance of 8.96' to a P.K. nail on the south margin of Duling Avenue, a 50' right-of-way; thence,

3) S 85° 02' E a distance of 197.58' with the south margin of Duling Avenue to an iron pin, the northwest corner of Arnold Realty Company, Inc. property as evidenced in Deed Book 6143, Page 438, said Register's Office; thence,

4) S 04° 58' W a distance of 164.81' with Arnold Realty Company, Inc.'s west line to an iron pin in the north line of another tract of Arnold Realty Company, Inc. as evidenced in Deed Book 4870, Page 36, said Register's Office; thence,

5) N 85° 02' W a distance of 50.00' with Arnold Realty Company, Inc.'s north line to an iron pin; thence,

6) S 06° 02' W a distance of 55.60' with Arnold Realty Company, Inc.'s west line to an iron pin in the north line of Humble Oil & Refining Company property; thence,

7) N 85° 18' W a distance of 164.82' with Humble Oil & Refining Company's north line to the point of beginning and containing 43,245 square feet or 0.99 acres, more or less.

Being the same property conveyed to Arnold Realty Company, Inc., as evidenced in Deed Book 2643, Page 210; Book 2275, Page 545; and Book 3460, Page 405, Register's Office for Davidson County, Tennessee. A portion of this property is Lots 13, 14, 15, 16, and 17 on the plan of Woodlawn Estates, Block "A" as of record in Plat Book 843, Page 82, said Register's Office.

Being futher conveyed to White Castle System, Inc. by Deed from Arnold Realty Company, Inc. of record in Book 6610, pg 392, of Registers office Davidson County Tennessee.