Davidson County DEEDWARR
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Fees:23.00 Taxes:10180.89
20080401-0032748

THIS INSTRUMENT PREPARED BY:

Alan C. Sheppard, Jr., Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, Florida 32801

Appalachian Land & Leasing Company, LLC
a Florida limited liability company

Address of New Owner:	**Send Tax Bills to:**	**Map and Parcel:**
601 Main Street, Suite 102 Hazard, Kentucky 41701	Same	134-14-37 and 118-11-144

SPECIAL WARRANTY DEED

This Indenture, entered into this 14th day of March, 2008, by and between **GE CAPITAL FRANCHISE FINANCE CORPORATION**, a Delaware corporation, as successor by merger to Franchise Finance Corporation of America, a Delaware corporation, as successor by merger to FFCA/IIP 1988 Property Company, a Delaware general partnership, whose post office address is CNL Center at City Commons, 450 S. Orange Avenue, Suite 1100, Orlando, Florida, 32801-3336, Attention: Asset Management (**"Grantor"**) and **APPALACHIAN LAND & LEASING COMPANY, LLC**, a Florida limited liability company, whose post office address is 601 Main Street, Suite 102, Hazard, Kentucky 41701 (**"Grantee"**).

WITNESSETH:

THAT, for and in consideration or the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, Grantor has bargained, sold, transferred and conveyed, and by these presents does bargain, sell, transfer and convey unto the Grantee, all of its right, title, and interest in and to those certain parcels or tracts of land situated in the County of Davidson, State of Tennessee, which are more particularly described on **Exhibit "A"** attached hereto and made a part hereof (collectively, the "Property").

The addresses for the Property are:

718 Thompson Lane, Nashville, Tennessee 37204
335 Harding Place, Nashville, Tennessee 37211

This conveyance is made and accepted 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.

TO HAVE AND TO HOLD the Property, together with all of the appurtenances, estate, title, and interest thereto belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee, Grantee's successors and assigns forever, in fee simple.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor, subject to the matters set forth above, hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Patricia L. Mack

Print Name: Kari Avdelean

GRANTOR:

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

By: Carolyn Craft Martin
Name: Carolyn Craft Martin
Title: VP

STATE OF FLORIDA)
COUNTY OF ORANGE)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared, Carolyn Craft Martin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of GE Capital Franchise Finance Corporation, the within named bargainor, a Delaware corporation, and that he, as such Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal at office this 14th day of March, 2008.

My commission expires:

Patricia L. Deneault
NOTARY PUBLIC

PATRICIA L. DENEAULT
MY COMMISSION # DD 680989
EXPIRES: June 3, 2011
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA)
COUNTY OF ORANGE)

The actual consideration for this transfer, or value of the Property (whichever is greater) is $2,751,592.00.

Affiant

Sworn to and subscribed before me this
14th day of March, A.D. 2008

Notary Public

My commission expires:

PATRICIA L. DENEAULT
MY COMMISSION # DD 680989
EXPIRES: June 3, 2011
Bonded Thru Notary Public Underwriters

EXHIBIT "A"
Legal Description

Parcel 1
(335 Harding Place, Nashville, Tennessee 37204)

Lot No. 3 on the plan of South Perimeter Park, Section 5, Second Revision, as shown on plat recorded in Book 6050, page 302, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FFCA/IIP 1988 Property Company, a Delaware General Partnership by Warranty Deed recorded in Book 7718, page 848, said Register's Office.

Franchise Finance Corporation of America, a Delaware corporation is successor by merger to FFCA/IIP 1988 Property Company, a Delaware General Partnership.

GE Capital Franchise Finance Corporation, a Delaware corporation is successor by merger to Franchise Finance Corporation of America, a Delaware corporation.

Parcel 2
(718 Thompson Lane, Nashville, Tennessee 37211)

Property located in the City of Berry Hill, Davidson County, Tennessee, being part of Lot Number 24, Block "J", Plan of Berry Hill Gardens Subdivision of record in Plat Book 1130, page 36, R.O.D.C., Tennessee and described according to a survey by R.L. Montoya-Land Surveying dated November 28, 1988, as follows:

Beginning at an iron pin in the northern margin of Thompson Lane, said point being the southwest corner of lot 24, the southeast corner of Lot number 25; thence, along the common line between said lots North 4 degrees 34 minutes 06 seconds East, 110.74 feet to a point; thence, leaving said line between lots 24 and 25, South 85 degrees 16 minutes 45 seconds East 77.28 feet to a point; thence, South 4 degrees 45 minutes 01 seconds West, 110.42 feet to a point in the North margin of Thompson Lane; thence, with said north margin North 85 degrees 31 minutes 00 seconds West, 76.93 feet to the point of beginning, containing 8526.25 square feet, 0.20 Acres more or less.

Being the same property conveyed to FFCA/IIP 1988 Property Company, a Delaware general partnership by Deed of record in Book 7718, Page 785, Register's Office for Davidson County, Tennessee.

Franchise Finance Corporation of America, a Delaware corporation is successor by merger to FFCA/IIP 1988 Property Company, a Delaware General Partnership.

GE Capital Franchise Finance Corporation, a Delaware corporation is successor by merger to Franchise Finance Corporation of America, a Delaware corporation.

Together with a non-exclusive easement and right for Franchise Finance Corporation of America, a Delaware corporation (successor by merger to FFCA/IIP 1988 Property Company, a Delaware general partnerhsip), its successors and assigns, customers, guests, licensees, invitees, tenants and agents to use the automobile parking areas, pedestrian and vehicular access ways, sidewalks and passageways, and ingress and egress areas on that property identified as Berry Hill Square, a Shopping Center, set forth in Warranty Deed recorded in Book 7718, page 785, and as more particularly described at Book 7107, page 951, both said Register's Office.