File No. 281200236a

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/09 10:34 2 pgs
Fees:13.00 Taxes:3400.64
20090126-0006515

STATE OF Tennessee
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $919,092.00

David G. Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December 2008

Debbie Follis
Notary Public

MY COMMISSION EXPIRES: 3/29/09

(AFFIX SEAL)

DEBBIE FOLLIS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Matthew H. Ryan, Attorney
Abstract Title
4620 Old Broadway, Suite 105
Knoxville, TN 37918

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRICINT-III Iota, LLC	JRN, Inc.	163-243.00
(NAME) One Exeter Plaza	(NAME) 209 West 7th Street	
(ADDRESS) Boston, MA 02116	(ADDRESS) Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **JRN, Inc., a Tennessee Corporation**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **CRICINT-III Iota, LLC, a Delaware limited liability company**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED "EXHIBIT A" ATTATCHED HERETO AND MADE A PART HEREOF

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved ☒ property, known as 5321 Hickory Hollow Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hands this 31 day of December 2008.

JRN, Inc.

By: David G. Neal VP
David G. Neal./Vice President

Its:

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, the undersigned authority, a duly commissioned **Notary Public** in and for the State and County aforesaid, **David G. Neal** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained, and who further acknowledged that **he** is the **Vice President** of the Maker, **JRN, Inc., a Tennessee corporation** or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

Witness my hand at office this the 31 day of December, 2008.

Debbie Follis
Notary Public

My Commission Expires: 3/29/09

DEBBIE FOLLIS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

EXHIBIT A

SITUATE in the First (1st) Civil District of Davidson County, Tennessee, City of Nashville, Tennessee, lying east of Hickory Hollow Parkway, south of Bell Road and north of Hickory Lane, and being more particularly described as follows:

Commercial Site A-3 on the Plan of Hickory Hollow Mall Subdivision, Section 4, as shown by a map of record in Plat Book 5190, Page 176, Register's Office for Davidson County, Tennessee, to which said plat specific reference is hereby made for a more complete and accurate legal description thereof and also described as follows:

BEGINNING at a point in the southerly margin of Bell Road 743 +/- East from the centerline of Hickory Hollow Parkway; thence, with the southerly margin of Bell Road along a curve to the right having a central angle of 3 deg. 19 minutes 59 seconds, a radius of 2,790 feet, 162.30 feet (a chord bearing and distance of North 66 degrees 47 min. 01 seconds East, 162.22 feet) to a point; thence South 21 degrees 37 minutes 58 seconds East, 215.24 feet to a point in the northerly margin of Hickory Hollow Lane; thence, along Hickory Hollow Lane, South 65 degrees 34 minutes 18 seconds West, 133.63 feet to a point; thence, with said Lane along a curve to the left in a southwesterly direction, said curve having a central angle of 00 degrees 57 minutes 45 seconds, a radius of 380 feet, 6.38 feet (a chord bearing and distance of South 65 degrees 34 minutes 08 seconds West, 6.33 feet) to a point; thence, North 27 degrees 30 minutes 09 seconds West, 218.73 feet to the POINT OF BEGINNING, containing .75 acre (32,736.58 sq. ft.) more or less.

BEING the same property conveyed to JRN, Inc. by General Warranty Deed dated June 22, 1999, from KFC National Management Company, of record in Deed Book 11538, Page 545, Register's Office, Tennessee.