THIS INSTRUMENT PREPARED BY:

Kimberly Kupka, Esquire
Klehr Harrison Harvey Branzburg LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103

Record and return to:

BILL GARRETT, Davidson County
Trans:T20100031475 DEEDQC
Recvd: 05/25/10 15:35 4 pgs
Fees:22.00 Taxes:0.00
20100525-0040352

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FROM: CAPTAIN D'S, LLC, a Delaware limited liability company, as Grantor

TO: SHN PROPERTIES, LLC, a Delaware limited liability company, as Grantee

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHN Properties, LLC 1717 Elm Hill Pike Nashville, TN 37210	Captain D's LLC 1717 Elm Hill Pike Nashville, TN 37210	105-14; 223.001 and 105-14; 223.02

The actual consideration for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 17th day of May, 2010.

Notary Public

My Commission Expires: May 6, 2013

REBECCA E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

#3507 - Nashville, TN
PHIL1 957472-1

THIS QUITCLAIM DEED is made as of the 18, day of May, 2010, from CAPTAIN D'S, LLC, a Delaware limited liability company (the "Grantor"), with a mailing address of 1717 Elm Hill Pike, Nashville, Tennessee 37210 to SHN PROPERTIES, LLC, a Delaware limited liability company (the "Grantee"), with a mailing address of 1717 Elm Hill Pike, Nashville, Tennessee 37210.

WITNESSETH:

That Grantor, for itself and its successors and assigns, hereby releases, quitclaims, and conveys to Grantee any right, title and interest of Grantor in and to the premises (excluding fixtures), described on Exhibit A hereto and incorporated herein by reference, together with all rights, privileges, easements, servitudes, rights-of-way and appurtenances thereon belonging (the "Property"). Grantor makes no representation or warranty whatsoever with respect to the Property or ownership thereof. The description contained in Exhibit A is the same as that which appeared in the previous deed. The Property is subject to all limitations, restrictions and encumbrances as may affect such Property.

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered on the day and year first above written.

CAPTAIN D'S, LLC

By: Michael T. Folks
Name: Michael T. Folks
Title: Sr. Vice Pres.

STATE OF Tennessee)
) SS
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Michael T. Folks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Senior Vice President of Captain D's, LLC, the within named bargainor, a limited liability company, and that as such Senior Vice President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the company by himself as Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of May, 2010.

Rebecca E Brown
Notary Public

My Commission Expires: May 6, 2013

REBECCA E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Shoney's Franklin Road Subdivision, as shown on plat of record in Plat Book 6900, Page 216, in the Office of the Register of Deeds for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Captain D's, LLC by deed of record as Instrument No. 20040107-0002866 in the Office of the Register of Deeds for Davidson County, Tennessee.

Address: 2307 Franklin Pike, Nashville, TN