BILL GARRETT, Davidson County
Trans:T20110002791 DEEDWARRSP
Recvd: 01/13/11 16:01 5 pgs
Fees:28.00 Taxes:6378.80
20110113-0003794

Requested by and
after recording return to:

Cathy Moeller
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, TX 75204

This instrument prepared by:

Sidley Austin LLP
555 West Fifth Street, Suite 4000
Los Angeles, CA 90013
Attention: Courtney Rangen, Esq.

Grantee's Address and Entity responsible for the payment of real property taxes:

Community Bank of Raymore
927 Military
Baxter Springs, KS 66713
Attention: John T. Archer

Property Address:

3435 Lebanon Pike
Hermitage, TN 37076

Parcel Id. Number: 000094002

STATE OF TENNESSEE §
§
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is One Million Seven Hundred Twenty Four Thousand Dollars ($1,724,000.00).

Affiant [Grantor]

Subscribed and sworn to before me, this 14th day of December, 2010.

KATHERINE ANNE ALPERT
COMM. #1856097
Notary Public - California
Los Angeles County
My Comm. Expires Jun. 28, 2013

Notary Public

My commission expires: JUNE 28, 2013

STATE OF TENNESSEE §
§
§
COUNTY OF DAVIDSON §

SPECIAL WARRANTY DEED
(Unit 224, Hermitage, TN)

KNOW ALL MEN BY THESE PRESENTS:

THAT, FIGRYANH LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is Attn: Drawbridge Special Opportunities Fund, 1345 Avenue of the Americas, 46th Floor, New York, New York 10105, for and in consideration of the sum of TEN DOLLARS ($10) and other good and valuable consideration in hand paid to the undersigned by Community Bank of Raymore, Agent for the Trustees of the Kern E. Kenyon Trust for Pamela Sue Kenyon, as to an undivided 12.5% interest; Community Bank of Raymore, Agent for the Trustees of the Kern E. Kenyon Trust for Douglas Charles Kenyon, as to an undivided 12.5% interest; Community Bank of Raymore, Agent for the Trustees of the Faith Fayman Strong Amended and Restated Trust, as to an undivided 15% interest; Community Bank of Raymore, Agent for the Trustees of the William L. Abernathy Charitable Lead Trust, as to an undivided 15% interest; Community Bank of Raymore, Agent for the Trustees of the William L. Abernathy 2003 Charitable Lead Trust, as to an undivided 5% interest; Community Bank of Raymore, Agent for Sarah C. Fayman, as to an undivided 15% interest; Community Bank of Raymore, Agent for the Trustees of the William L. Abernathy Testamentary Charitable Lead Trust, as to an undivided 25% interest ("**Grantee**") whose mailing address is 927 Military, Baxter Springs, KS 66713, Attn: John T. Archer, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "**Property**"); SUBJECT TO all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject; and all matters disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

[Remainder of page intentionally left blank; Signatures on following pages]

Executed this 22 day of December, 2010.

GRANTOR:

FIGRYANH LLC,
a Delaware limited liability company

By: _____
Name: Joshua Pack
Title: Vice President

Address:
Attn: Drawbridge Special Opportunities Fund
1345 Avenue of the Americas, 46th Floor
New York, NY 10105

(ACKNOWLEDGMENT)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES ss.

On this 16TH day of DECEMBER, 2010, before me, the undersigned officer, personally appeared JOSHUA PACK, known to me (or proved to me in the basis of satisfactory evidence) to be the person described in and whose name is subscribed to the foregoing document, who acknowledged before me that s/he is the VICE PRESIDENT of FIGRYANH LLC, a Delaware limited liability company, and that s/he, in such capacity, being authorized so to do, signed the foregoing document for the purposes therein stated, on behalf of the corporation, and that the document is the act of the corporation for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires:
JUNE 28, 2013

KATHERINE ANNE ALPERT
COMM. #1856097
Notary Public - California
Los Angeles County
My Comm. Expires Jun. 28, 2013

EXHIBIT A

Legal Description

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 1, ON THE PLAT OF JACKSON'S COURTYARD, OF RECORD IN BOOK 6900, PAGE 835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT SITUATED IN THE SOUTHERLY MARGIN OF LEBANON PIKE; THENCE ALONG THE SOUTHERLY MARGIN OF LEBANON PIKE, N 46 DEG. 45' 00" E, 246.73 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY MARGIN OF LEBANON PIKE, AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEG. 14' 50", A RADIUS OF 25.0 FEET, A LENGTH OF 4.91 FEET, A TANGENT OF 2.46 FEET AND A CHORD WHICH BEARS S 45 DEG. 33' 30" E, 4.90 FEET TO A POINT; THENCE, S 51 DEG. 10' 55" E, 90.44 FEET TO A POINT; THENCE, AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44 DEG. 22' 30", A RADIUS OF 26.41 FEET, A LENGTH OF 20.45 FEET, A TANGENT OF 10.77 FEET AND A CHORD WHICH BEARS S 28 DEG. 59' 40" E, 19.95 FEET TO A POINT; THENCE, S 06 DEG. 48' 44" E, 101.81 FEET TO A POINT; THENCE, AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45 DEG. 20' 03", A RADIUS OF 21.55 FEET, A LENGTH OF 17.05 FEET, A TANGENT OF 9.00 FEET AND A CHORD WHICH BEARS S 15 DEG. 51' 34" W, 16.61 FEET TO A POINT; THENCE S 38 DEG. 31' 53" W, 190.79 FEET TO A POINT; THENCE, N 51 DEG. 28' 07" W, 49.20 FEET TO A POINT; THENCE, N 46 DEG. 45' 02" E, 44.45 FEET TO A POINT; THENCE, N 52 DEG. 03' 57" W, 185.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 49,207.86 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO FIGRYANH LLC, FROM RYAN'S RESTAURANT GROUP, INC., A SOUTH CAROLINA CORPORATION, F/K/A RYAN'S FAMILY STEAK HOUSES, INC., A SOUTH CAROLINA CORPORATION, BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 200612050150268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.