[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Raise LLC		Map/Parcel -
311 West Trinity Lane	NEW OWNER	07106007800
Nashville, TN 37207		

This instrument prepared by : Weldon B. White, Jr, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **James A. Crossman and David Rawlings,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Raise LLC, a Tennessee Limited Liability Company** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot No. 1 on the plat of Section One, Shoney's Big Boy Subd. Of record in Book 4885, Page 4, in the Office of the Register of Deeds for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Less and Except any portions of such property conveyed or taken for rights of way for public streets or roads, including, without limitation, that portion of such property taken pursuant to Docket No. 96C4011 in the Circuit Court for Davidson County, Tennessee at Nashville.

Being the same property conveyed to James A. Crossman, a married man and David Rawlings, a married man, as tenants in common by Special Warranty Deed from Shoney's Inc., a Tennessee corporation, recorded on the 23rd day of March, 2001 in Instrument No. 20010323-0028199, in the Register's Office of Davidson County, Tennessee.

The above described real property is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouses of the Grantors.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, SHONEY'S BIG BOY SUBD., as recorded in Plat Book 4885, Page(s) 4, said Register's Office.
3. Charter of Shoney's recorded in Book 5082, Page 399, said Register's Office.
4. Memorandum of Lease recorded at Instrument No. 20021016-0126959, said Register's Office.
5. Deed of Conveyance from Shoney's Big Boy Enterprises, Inc., to Metropolitan Government of Nashville and Davidson County, Tennessee of sewer lines of record in Book 4925, page 78, said Register's Office.

This is improved property commonly known as: 305 West Trinity Lane, Nashville, TN

BILL GARRETT, Davidson County
Trans:T20110013032 DEEDWARR
Recvd: 03/03/11 16:14 2 pgs
Fees:13.00 Taxes:1942.50
20110303-0017327

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $525,000.00

Affiant

Subscribed and sworn to before me this 31 day of March, 2011

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of March, 2011.

James A. Crossman

David Rawlings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March 2011, before me personally appeared James A. Crossman to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March 2011, before me personally appeared David Rawlings to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY