BILL GARRETT, Davidson County
Trans:T20110016964 DEEDWARRSP
Recvd: 03/23/11 09:48 4 pgs
Fees:23.00 Taxes:1942.50
20110323-0022502

This instrument prepared by:
S. Victoria Harvey
CBOCS, Inc.
Post Office Box 787
Lebanon, TN 27087-0788

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREELAND REALTY, LLC	SAME	Parcel ID 163 00 0 220.00
5333 Hickory Hollow Parkway		Parcel ID 163 00 0 178.00
Antioch, TN 37013		Parcel ID 163 00 0 161.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **CBOCS, INC.,** (formerly known as CRACKER BARREL OLD COUNTRY STORE, INC.), a Tennessee corporation *(*Grantor), has this day barga*ined and sold, and does hereby transfer and convey unto* **FREELAND REALTY, LLC,** a Tennessee limited liability company *("Grantee"), its successors and assigns, certain real estate in* Davidson County, *Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").*

STATE OF Tennessee
COUNTY OF Williamson

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

Jason S. Harel
Affiant

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this the 22nd *day of* **March,** *2011.*

S R Carter
Notary Public

My commission expires 10/16/13

(Affix Seal)

This is improved property located at 504 Collins Park Drive, Antioch, Tennnessee 37013,
(Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, provided however, that this conveyance is subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on this the 17 *day of* ***March,*** *2011.*

Grantor:

CBOCS, Inc.,
a Tennessee corporation

By: Michael J. Zylstra
Name: Michael J. Zylstra
Title: Vice President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Michael J. Zylstra *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be* Vice President *of* **CBOCS, INC.,** (formerly known as CRACKER BARREL OLD COUNTRY STORE, INC.), a Tennessee corporation, *and that* Michael J. Zylstra, *as such* Vice President *being authorized so to do, executed the foregoing instrument by signing the name of the company by himself as* Vice President.

Witness my hand and seal at Lebanon, Tennessee, this 17th *day of* March, *2011.*

Ellen R. Hooper
Notary Public

My Commission Expires: 10/26/13

ELLEN R. HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the Plan of the Resubdivision of Lot No. 1 and reserved Parcel "A" Collins Park, Section One of record in Plat Book 4955, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cracker Barrel Old Country Store, Inc., a Tennessee Corporation by deed from Shell Oil Company, a Delaware corporation, of record in Book 5137, page 603, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Lot No. 1 and Reserved Parcel "A" as shown on the Plan of the Resubdivision of Lot No. 1 and Reserved Parcel "A" Collins Park, Section One, of record in Plat Book 4955, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cracker Barrel Old Country Store, Inc., a Tennessee corporation by Special Warranty Deed from Motiva Enterprises, LLC, a Delaware limited liability company of record as Instrument No. 20000925-0094482, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

Subject to real property taxes for the current year and subsequent years and any liens for special assessments which as of the date hereof are not yet due and payable.

Subject to all matters shown on the Plat of Resubdivision of Lot No. 1 and Reserved Parcel "A" Collins Park Subdivision, Section One, of record in Plat Book 4955, Page 63, Register's Office of Davidson County, Tennessee.

Title to that portion of the property, if any, embraced within the charter right-of- way of the Louisville & Nashville railroad, or its successor.

Restriction contained in instrument of record in Book 5137, page 603, Register's Office of Davidson County, Tennessee.

Lack of direct access to Interstate Highway I-24 and the strip of land east of Bell Road from the premises in question except as set out in the hereinafter mentioned deed, such right of access having been granted to the State of Tennessee, by deed of record in Book 2857, page 613, and Book 4009, page 154 in said Register's Office for Davidson County, Tennessee.

Easement for ingress and egress of record in Book 4036, page 234, in said Register's Office for Davidson County, Tennessee.

Subject to reservations and exceptions contained in Limited Warranty Deed from Shell Oil Company, Grantor, and Motiva Enterprises, LLC, Grantee of record in Book 11160, page 151, in said Register's Office for Davidson County, Tennessee.

Subject to reservation of mineral rights and to Restrictions contained in the deed of record in Instrument No. 20000925-0094482 as corrected in Instrument No. 20060504-0051928, both in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities.