Return to and

This Instrument Prepared By:

Byron C. Prescott
SCHEEF & STONE, L.L.P.
500 North Akard, Suite 2700
Dallas, TX 75201

Name and Address of Property Owner, and Return To:

FIRESTONE PARKWAY
REALTY LLC
c/o Wonton Food, Inc.
220-222 Moore Street
Brooklyn, NY 11206
Attention: Donald Lau

Mail Tax Bills to:

FIRESTONE PARKWAY
REALTY LLC
c/o Wonton Food, Inc.
220-222 Moore Street
Brooklyn, NY 11206
Attention: Donald Lau

Property Address:
1045 Firestone Parkway
Nashville, Tennessee

Tax Parcel ID #:
183-00-0-168.00

BILL GARRETT, Davidson County
Trans:T20110051238 DEEDWARRSP
Recvd: 08/19/11 13:27 6 pgs
Fees:33.00 Taxes:13320.00
20110819-0064342

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into effective the 17th day of August, 2011, by and between **1045 FIRESTONE PARKWAY, LLC**, a Texas limited liability company (the "**Grantor**"), and **FIRESTONE PARKWAY REALTY LLC**, a Tennessee limited liability company (the "**Grantee**").

W I T N E S S E T H:

That for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has this day bargained and sold and, by these presents, does hereby transfer and convey unto Grantee, its heirs and assigns forever, the tract or parcel of land located in Davidson County, Tennessee, being more particularly described in Exhibit A (the "**Property**") attached hereto for all purposes. This is improved property known as 1045 Firestone Parkway.

TO HAVE AND TO HOLD the Property together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, those specific encumbrances to title described in Exhibit B attached hereto for all purposes (the "**Permitted Encumbrances**"), and 2011 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds its self, its heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor and not otherwise.

[See following page for signature.]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

1045 FIRESTONE PARKWAY, LLC,
a Texas limited liability company

By: ORIX Capital Markets, LLC,
Special Servicer for Wells Fargo Bank, N.A., f/k/a Wells Fargo Bank Minnesota, N.A., successor by merger to and f/k/a Norwest Bank Minnesota, National Association, as Trustee for the registered holders of DLJ Commercial Mortgage Corp., Commercial Mortgage Pass-Through Certificates, Series 1998-CF2, manager

By: _____
Name: Douglas K Miller
Title: Managing Director

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Douglas K. Miller, with whom I am personally acquainted, and who upon oath acknowledged himself/herself to be the Managing Director of **ORIX CAPITAL MARKETS, LLC**, a Delaware limited liability company, manager of **1045 FIRESTONE PARKWAY, LLC**, a Texas limited liability company, the within named bargainor, and that he as such Managing Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Managing Director.

WITNESS MY HAND and Notarial Seal at office this 11th day of August, 2011.

CYNTHIA L. GOBLE
My Commission Expires
July 22, 2014

Cynthia L. Goble
Notary Public in and for the State of Texas

My Commission Expires:
7-22-2014

Cynthia L. Goble
Notary's Printed Name

****

The actual consideration for this transfer or the value of the property, whichever is greater is $3,600,000.00.

Affiant

Subscribed and sworn to before me this 11th day of August, 2011.

CYNTHIA L. GOBLE
My Commission Expires
July 22, 2014

Cynthia L Goble
NOTARY PUBLIC

My Commission Expires: 7-22-2014

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

A tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, being more fully described as follows:

BEGINNING at an existing iron pin on the northeasterly margin of Firestone Parkway, a 80 foot road, that is 400 feet, more or less, westerly measured along said margin from the westerly terminus of the southwesterly return curve at the intersection of said Firestone Parkway and Heil Quaker Boulevard, a 60-foot road, and proceeding as follows:

1. With said margin of Firestone Parkway, North 42 degrees 57 minutes 39 seconds West a distance of 263.31 feet to an iron pin (Existing); thence,

2. Continuing with said right-of-way and a 2332.87 foot radius curve to the left 491.92 feet to an iron pin (set), said curve has a chord bearing and distance of North 49 degrees 00 minutes 06 seconds West 491.01 feet; thence,

3. Leaving said margin, North 35 degrees 00 minutes 32 seconds East a distance of 348.04 feet to an iron pin (set); thence,

4. Along the south property line of John H. Moore as recorded in Deed Book 967, page 141, Register's Office for Davidson County, Tennessee, South 84 degrees 26 minutes 15 seconds East a distance of 620.67 feet to a wooden fence post; thence,

5. Leaving Moore's line, South 61 degrees 21 minutes 18 seconds East a distance of 378.42 feet to an iron pin (existing) also being the northwest property corner of Walter G. Knestrick as recorded in Deed Book 7588, page 101, Register's Office for Davidson County, Tennessee; thence,

6. Along said line, South 47 degrees 02 minutes 15 seconds West passing an existing iron pin at 329.78 feet to an existing iron pin a total distance of 819.21 feet to the point of beginning.

This tract contains 502,356 square feet or 11.53 acres more or less as calculated by the above courses which were determined within the precision requirements of an Alta Urban Class Survey.

Being the same property conveyed to 1045 Firestone Parkway, LLC by Successor Trustee's Deed of record in Instrument No. 20090303-0018663, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Easement to Colonial Pipeline Company of record in Book 3616, Page 439, in the Register's Office of Davidson County, Tennessee.

2. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee Department of Water and Sewage Services of record in Book 10693, Page 691, in the Register's Office of Davidson County, Tennessee.

3. Terms and conditions of that certain Lease by and between Firestone Parkway Partners, L.P., a Tennessee limited partnership and Music City Optical Media, Inc., a Tennessee corporation, as evidenced by Memorandum of Lease of record in Book 11014, Page 896, in the Register's Office of Davidson County, Tennessee.