THIS INSTRUMENT PREPARED BY:

Klehr Harrison Harvey Branzburg LLP
1835 Market St., 14th Floor
Philadelphia, PA 19103
Jeffrey D. Spann, Esquire

After recording return to:

Kristin L. Brown
First American Title Insurance Company
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
4978261

OWNER/RESPONSIBLE TAXPAYER:
1717 Elm Hill Pike, Ste. A-1 Nashville TN 37210

CAPTAIN D'S, LLC ~~8501 E Princess Dr Ste 190 Scottsdale AZ 85255~~ PHA

Source of Grantor's Title: 20010301-0019307

MAP & PARCEL: ~~22300~~ 105-140-223.00
105-140-223.00-001

NEW OWNER: 105-140-223.00-002

STORE MASTER FUNDING I, LLC
8501 E Princess Drive, Suite 190
Scottsdale, AZ 85255

* * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer is $0

Michael A. Falbo
(Affiant)

Subscribed and sworn to before me this 7th day of September, 2011.

Wanda G. Parsons
(Notary Public)

My commission expires: May 6, 2013

WANDA G. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

* * * * *

QUITCLAIM DEED AS TO FIXTURES

THIS INDENTURE is made as of this 8th day of September, 2011, by and between CAPTAIN D'S, LLC, a Delaware limited liability company (the "Grantor") and STORE MASTER FUNDING I, LLC, a Delaware limited liability company (the "Grantee").

W I T N E S S E T H :

That for a valuable consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, for itself and its successors and assigns, hereby releases, quitclaims and conveys to Grantee any and all right, title and interest of Grantor in and to the fixtures only located at the premises described in **Exhibit A** attached hereto and incorporated herein by reference (the "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.

BILL GARRETT, Davidson County
Trans:T20110057265 DEEDQC
Recvd: 09/15/11 09:59 4 pgs
Fees:22.00 Taxes:0.00
20110915-0071552

ALL TRANSFER TAXES REQUIRED TO BE PAID, IF ANY, HAVE BEEN PAID IN CONNECTION WITH A SPECIAL WARRANTY DEED FROM SHN PROPERTIES, LLC TO GRANTEE FOR THE LAND AND IMPROVEMENTS LOCATED AT THE PROPERTY DESCRIBED ON EXHIBIT "A", WHICH DEED IS BEING RECORDED IMMEDIATELY PRIOR TO THE RECORDING OF THIS DEED.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this instrument the date first above written.

CAPTAIN D'S, LLC

By: Michael T. Folks
Michael T. Folks, Senior Vice President

STATE OF Tennessee
COUNTY OF Davidson

Before me, Wanda G Parsons, a Notary Public in and for the State and County aforesaid, 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, a Delaware limited liability company, the within named bargainor, and that he as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

WITNESS my hand and seal at office, on this the 7th day of September, 2011.

Wanda G Parsons
Notary Public

My Commission Expires:

May 6, 2013

WANDA G. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, 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 by to Grantor (formerly known as Captain D's, Inc.) by Quit Claim Deed recorded in Instrument No. 20010301-0019307