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
497826 N

OWNER/RESPONSIBLE TAXPAYER:

CAPTAIN D'S, LLC
1719 Elm Hill Pk. Suite A-1
Nashville TN 37210
Source of Grantor's Title: Quit Claim Deed recorded in Instrument No. 20010301-0019309

MAP & PARCEL: 149/240

NEW OWNER:

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

* * * * *

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

Michael A. Falk
(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").

WITNESSETH:

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:T20110057271 DEEDQC
Recvd: 09/15/11 10:04 4 pgs
Fees:22.00 Taxes:0.00
20110915-0071564

ALL TRANSFER TAXES REQUIRED TO BE PAID, IF ANY, HAVE BEEN PAID IN CONNECTION WITH A 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, Senor 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 limited liability 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

(#3544 Antioch, TN) (Davidson County)
PHIL1 1682849-1

EXHIBIT A

LEGAL DESCRIPTION OF MORTGAGED PROPERTY

Street Address: 2705 Murfreesboro Rd, Antioch, TN

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

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 2 OF THE SUBDIVISION OF TRACT NOS. 2 AND 4 OF THE HOUSTON T. EZELL PROPERTY, OF RECORD IN BOOK 4885, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT PLACED IN THE SOUTHERLY MARGIN OF MURFREESBORO ROAD, SAID POINT BEING LOCATED SOUTH 46 DEGREES 04 MINUTES 59 SECONDS EAST 130.00 FEET FROM THE INTERSECTION OF MURFREESBORO ROAD AND BELL ROAD, AND ALSO BEING THE SOUTHEASTERLY CORNER OF THE HOUSTON T. EZELL LANDS; THENCE ALONG THE SOUTHERLY MARGIN OF MURFREESBORO ROAD SOUTH 46 DEGREES 04 MINUTES 59 SECONDS EAST 100 FEET TO A MONUMENT; THENCE LEAVING MURFREESBORO ROAD SOUTH 43 DEGREES 56 MINUTES 01 SECONDS WEST 175.97 FEET TO A POINT, SAID POINT BEING LOCATED IN THE NORTHERLY LINE OF A 20-FOOT EASEMENT AS SHOWN ON SAID PLAN; THENCE ALONG THE NORTHERLY LINE OF SAID EASEMENT NORTH 46 DEGREES 08 MINUTES 58 SECONDS WEST 100 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE EZELL LANDS; THENCE WITH EZELL'S EASTERLY LINE NORTH 43 DEGREES 56 MINUTES 01 SECONDS EAST 176.08 FEET TO A MONUMENT IN THE SOUTHERLY MARGIN OF MURFREESBORO ROAD, THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF SUCH PROPERTY CONVEYED OR TAKEN FOR RIGHTS OF WAY FOR PUBLIC STREET OR ROADS, INCLUDING, WITHOUT LIMITATION, THAT PORTION OF SUCH PROPERTY TAKEN PURSUANT TO DOCKET NO. 96C3745 IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE.

Being a portion of the same property conveyed to SHN Properties LLC, a Delaware limited liability company (as to Land and Improvements) by Warranty Deed recorded 12/10/1997 in Deed Book 10715, Page 443, re-recorded 12/10/1997 in Book 10717, Page 899 with Instrument of Correction recorded 3/3/1998 in Book 10818, Page 780 and Captain D's Inc., a Delaware corporation (as to Fixtures) by Quitclaim Deed recorded 3/1/2001in Instrument No. 20010301-0019309. Captain D's Inc., a Delaware corporation is now known as Captain D's LLC, a Delaware limited liability company by a Certificate of Name Change filed 8/5/20002 with the Delaware Secretary of State.

Parcel Number: 149-000-240.00