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
4978266K

OWNER/RESPONSIBLE TAXPAYER:

CAPTAIN D'S, LLC
1717 Elm Hill Pike, Suite A-1
Nashville, TN 37210
Source of Grantor's Title: QuitClaim Deed recorded in Instrument No. 20010301-0019309

MAP & PARCEL: 133-060-244.00

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

(Affiant)

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

(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: T20110057276 DEEDQC
Recvd: 09/15/11 10:09 4 pgs
Fees: 22.00 Taxes: 0.00
20110915-0071573

(#3514 Nashville, TN) (Davidson County)
PHIL1 1682691-1

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, 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 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

EXHIBIT A

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

Lot No. 1 on the plat of Captain "D's" Nolensville Road Subdivision of record in Plat Book 7900, page 79, in the Office of the Register's of Deeds for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Captain D's, LLC (formerly known as Captain D's, Inc.) by Deed recorded in Instrument No. 20010301-0019309