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
4978260K

OWNER/RESPONSIBLE TAXPAYER:

Captain D's, LLC
~~SHN PROPERTIES, LLC~~
1713 Elm Hill Pike
Suite A-1 Nashville, TN 37210
Source of Grantor's Title: Warranty Deed recorded in Deed Book 10717, Page 899

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 or value of the property transferred, whichever is greater, is $673,502.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

michael T. 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

* * * * *

SPECIALWARRANTY DEED

THIS INDENTURE, made as of the 8th day of September, 2011, between SHN PROPERTIES, LLC, a Delaware limited liability company, ("Grantor") and STORE MASTER FUNDING I, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, to wit:

BILL GARRETT, Davidson County
Trans:T20110057276 DEEDWARRSP
Recvd: 09/15/11 10:10 5 pgs
Fees:28.00 Taxes:2491.96
20110915-0071574

All that certain real estate described in **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming, by, through or under the Grantor, but not otherwise; and that such Property is free from all encumbrances except for those matters described on **Exhibit B** attached hereto.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. The terms "Grantor" and "Grantee" and any pronouns shall be read in the singular and plural number and in such gender as the context may require.

[Signature Page Follows]

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

SHN PROPERTIES, LLC

By: Captain D's Intermediate Real Estate Holding Corporation, a Delaware corporation, its sole member

By: Michael T. Folks
Michael T. Folks, 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 Vice President of Captain D's Intermediate Real Estate Holding Corporation, a Delaware corporation, the sole member of SHN Properties, 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 corporation, as sole member of SHN Properties, LLC 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 SHN Properties LLC, a Delaware limited liability company by Deed recorded in Deed Book 10717, Page 899

EXHIBIT B

All existing and recorded covenants, agreements, conditions, easements, restrictions, reservations and rights, to the extent valid and enforceable and still applicable to the above described premises.