Prepared by:

Recording requested by and
when recorded, return to:

Mr. David J. Ruyle
Attorney at Law
8880 Rio San Diego Dr., Ste. 1000
San Diego, CA 92108

Owner's
Mail tax statements to:

Mr. and Mrs. Craig P. Baumann
1810 Caminito Monrovia
La Jolla, California 92037

BILL GARRETT, Davidson County
Trans:T20110057657 DEEDQC
Recvd: 09/16/11 11:06 4 pgs
Fees:22.00 Taxes:0.00
20110916-0072057

QUITCLAIM DEED

The undersigned quitclaimors declare: Documentary transfer tax is $0.00. (No consideration has been given.)

FOR NO CONSIDERATION, CRAIG P. BAUMANN AND SUZANNE F. BAUMANN, CO-TRUSTEES OF THE BAUMANN FAMILY TRUST ESTABLISHED FEBRUARY 4, 1997, do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to TENNESSEE STARBUCKS PROPERTIES, LLC, a California limited liability company, all of their right, title, and interest in and to the following described real property in the County of Davidson, State of Tennessee:

Legal description attached hereto as Exhibit "A" and Permitted Exceptions attached hereto as Exhibit "B" both of which are incorporated herein by this reference.

Commonly known as 515 Dominican Drive, Nashville, Tennessee 37228.

Dated: 6-1, 2011

CRAIG P. BAUMANN, Trustee

SUZANNE F. BAUMANN, Trustee

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

On June 1, 2011, before me, David J. Ruyle, Jr., Notary Public, personally appeared CRAIG P. BAUMANN and SUZANNE F. BAUMANN, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAVID J. RUYLE JR.
COMM. # 1900288
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. AUG. 26, 2014

Notary Public

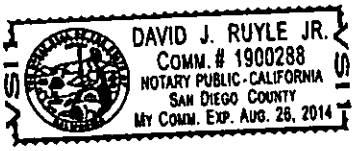
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

The undersigned affiant being first duly sworn, makes oath that the actual consideration for the foregoing transfer, or the value of the property described herein, whichever is greater, is $ 0.00.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 1st day of June, 2011.



Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Located in Davidson County Tennessee and more particularly described as:

Being Lot No. 1 on the Consolidation Plat Lots 19, 20, 21 and 22, Cantrell Subdivision of the Whiteside Tract, of record as Instrument Number 200605050052438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

And being the same property conveyed to Grantor Deed of record in the Register's Office for Davidson County Tennessee as Instrument No. 20061204 0149323

Tax Parcel/Id: 081-04-0-096.

Exhibit B

Permitted Exceptions

The following matters shall be considered permitted encumbrances to the warranty of title set forth in the Warranty Deed to which this exhibit is attached and incorporated within; but only to the extent that such matters validly exist and are in effect, and reference herein shall not be deemed a revival, ratification or affirmation of same.

1. Real property taxes not yet due and payable.

2. All matters shown on the Plan of record as Instrument Number 20060505-0052438, Register's Office for Davidson County, Tennessee.

3. Application to Combine Parcels of record as Instrument Number.200512050-146211, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record as Instrument Number 20060418-0043919, said Register's Office.

5. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument Number 20060224-0021799, said Register's Office.

6. Declaration of Reciprocal Easement Agreement of record as Instrument Number 20060517-0057610, said Register's Office.

7. Restrictions of record as Instrument Number 20060517-0057611, said Register's Office.

8. That certain unrecorded Commercial Lease dated May 16, 2006 with Starbucks Corporation.