This instrument prepared by:
Yale Riley
Fidelity National Title Group
6840 Carothers Parkway, Suite 200
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20110067806 DEEDWARRSP
Recvd: 10/28/11 15:15 5 pgs
Fees:28.00 Taxes:3155.58
20111028-0084174

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) CVHC2, LLC	(NAME) SAME	Map 142 Parcel 313
1728 Gen. Geo. Patton Dr. Suite 200	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood TN 37027	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **TACO BELL OF AMERICA, INC., a Delaware corporation,** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto **CVHC2, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $852,859.00

Affiant

Subscribed and sworn to before me this the 28th day of October, 2011.

Notary Public

My commission expires: 4/29/2015

PAMELA B. HAMETON
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
(Affix Seal)
CHEATHAM COUNTY

This is improved property located at 7659 Highway 70 S, Bellevue, TN. 37221
(Number) (Street) (City or Town)

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor or by, through, or under Taco Bell Corp., provided however that this conveyance is subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

By Grantee's acceptance of this deed and except as set forth above with respect to the warranty of title, Grantee agrees that Grantor shall not be responsible or liable to Grantee for any conditions affecting the Property, as Grantee is purchasing the same "AS IS," "WHERE IS" and "WITH ALL FAULTS," without warranty, express or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose, and with all faults and problems of any kinds and nature, known or unknown, patent or latent, of a physical or legal concern, or otherwise. Furthermore, Grantee acknowledges that Grantee has full knowledge of the condition of the premises.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized_____ on this the 27th day of October, 2011.

Grantor:
TACO BELL OF AMERICA, INC.,
a Delaware corporation

By: _____
Name: Chris Arguello
Title: V.P. Development

STATE OF _____
COUNTY OF _____

Before me, the undersigned, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of **Taco Bell of America, Inc., a Delaware corporation,** the within named bargainor, a corporation, and that ___, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office in _____, this ____ day of October, 2011.

See attached

_____
Notary Public

My Commission Expires: _____

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On October 27, 2011 before me, Diane Dellefield, Notary Public,
Date Name, Title of Officer - E.G., "Jane Doe, Notary Public"

Personally appeared Chris Armbruster
Name of signer

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

Diane Dellefield
SIGNATURE OF NOTARY



CAPACITY CLAIMED BY SIGNER

[_] INDIVIDUAL(S)

[x] CORPORATE _____
OFFICER(S) Vice President_____
TITLE(S)

[_] PARTNER(S)
[ ] ATTORNEY-IN-FACT
[_] TRUSTEE(S)
[_] SUBSCRIBING WITNESS
[_] GUARDIAN/CONSERVATOR
[ ] OTHER_____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
Taco Bell of America Inc.,; #4591
7659 Highway 70 S. Bellevue, TN
Special Warranty Deed

EXHIBIT "A"

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee located on the southerly side of U.S. Highway 70 South between Sawyer Brown Road and Interstate 40, being Lot 5, as shown on the plan of Galleries at Bellevue, as of record in Book 7900, page 272, Register's Office for Davidson County, Tennessee, and being mare particularly described as follows:

BEGINNING at a point in the southerly margin of U.S. Highway 70 South, as widened by the above-referenced plat, said point being westerly 1,678 feet, more or less, from the westerly margin of Sawyer Brown Road;

THENCE, leaving said margin South 03° 41' 00" East, 53.58 feet to a point;

THENCE, South 36° 29' 42" West, 162.46 feet to a point;

THENCE, North 53° 51' 55" West, 243.21 feet to a point;

THENCE, North 36° 08' 05" East 124.66 feet to a point in the southerly margin of U.S. Highway 70 South, as widened;

THENCE, with said margin South, 74° 22' 11" East 12.17 feet to a point;

THENCE, continuing with said margin South 74° 29' 07" East 212.11 feet to the point of beginning, containing 40,649 square feet or 0.93 acres, more or less.

BEING the same property conveyed to Taco Bell Corp., a California corporation, by Deed of record in Book 8399, Page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Taco Bell of America, Inc., a Delaware corporation, by Quitclaim Deed recorded at Instrument No. 20111028-0084173 Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 2011 a lien, now due and payable, but not delinquent.
2. Joint Access Utility Easement of record in Book 8293, Page 3, as amended in Book 8323, page 82 and further amended in Book 8323, Page 100, Register's Office for Davidson County, Tennessee.
3. Ground Lease and Declaration of Easements, Covenants and Restrictions of record in Book 8323, Page 111, Register's Office for Davidson County, Tennessee.
4. Reciprocal Easement and Operation Agreement of record in Book 8323, Page 183, as amended in Book 8394, Page 993; Book 9214, Page 962 and further amended in Book 9720, Page 53, Register's Office for Davidson County, Tennessee.
5. Reciprocal Easement and Operation Agreement of record in Book 8323, Page 283, Register's Office for Davidson County, Tennessee.
6. Restrictions of record in Book 8399, Page 88, Register's Office for Davidson County, Tennessee.
7. Restrictions of record in Book 8399, Page 90, Register's Office for Davidson County, Tennessee.
8. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 272, Register's Office for Davidson County, Tennessee.
9. Easements granted Harpeth Valley Utilities District of Record in Book 6673, Pages 43, 45 and 47, Register's Office for Davidson County, Tennessee.