Record & Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. DSE-12-2629

BILL GARRETT, Davidson County
Trans:T20120012409 DEEDWARRSP
Recvd: 02/21/12 10:37 4 pgs
Fees:23.00 Taxes:1295.00

20120221-0014617

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of February, 2012 between **GE CAPITAL FRANCHISE FINANCE CORPORATION**, a Delaware corporation, successor by merger to Franchise Finance Corporation of America, a Maryland corporation, sole shareholder and successor by dissolution of FFCA Acquisition Corporation, a Delaware corporation (***"Seller"***), duly organized under and by virtue of the laws of the State of Delaware, party of the first part, and **R C and K INVESTMENTS, LLC,** a Tennessee limited liability company, party of the second part,

WITNESSETH: That for and in consideration of the sum of Three Hundred Fifty Thousand and No/100 Dollars ($350,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate situated and being in Donelson, County of Davidson, State of Tennessee, together with the buildings, fixtures, and improvements thereon, legally described on Exhibit A attached hereto, together with all the appurtenances and hereditaments thereto (the ***"Premises"***), subject to all taxes, assessments, liens, easements, encumbrances, restrictions and other matters of record and all matters that an accurate inspection or survey of the Premises would disclose.

TO HAVE AND TO HOLD, all and singular, the Premises to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Premises, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the first part, but against none other, subject to the matters above set forth.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 13th day of February, 2012.

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

By: _____

Printed Name: Lisa Everroad

Its: Vice President

STATE OF ARIZONA]
COUNTY OF MARICOPA]

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lisa Everroad, with whom I am personally acquainted, and who upon oath, acknowledged herself to be a Vice President of GE Capital Franchise Finance, a Delaware corporation, the within named bargainor, a corporation, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Vice President.

Witness my hand and seal this 13th day of February, 2012.

_____
Notary Public

My Commission Expires: _____

ANN HALPERN
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
JANUARY 14, 2016

****

(FOR RECORDING DATA ONLY)

Property Address:
2629 Lebanon Road
Donelson, TN 37214-2424

Property Owner:
R C and K Investments, LLC.
107 Kennett Road
Old Hickory, TN 37138

Map & Parcel Number:
09504024500

Mail tax bills to: (Person or Agency responsible for payment of taxes)

R C and K Investments, LLC.
107 Kennett Road
Old Hickory, TN 37138

This instrument prepared by:
GE Capital, Franchise Finance
8377 E. Hartford Drive, Suite 200
Scottsdale, AZ 85255

Return to:
First American Title Insurance Company
2425 E. Camelback Road, Suite 300
Phoenix, Arizona 85016

Record & Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. DSE-12-2629

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $350,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Renee Dunlap
Affiant

Subscribed and sworn to before me this 16th day of February, 2012.

Amanda Vaughn
Notary Public

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

My Commission Expires:
01/07/2013

State tax _____ $
Recording fee __ $
Total _____ $

Donelson, TN
Asset No. 006111

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF THE LEBANON PIKE SHONEY'S AND LEE'S, as shown on plat of record in Plat Book 9700, Page 40, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to FFCA Acquisition Corporation, a Delaware corporation, by Special Warranty Deed from Shoney's, Inc., a Tennessee corporation, dated September 29, 1995, of record in Deed Book 9815, Page 269, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Map/Parcel: 95-4-245.00