BILL GARRETT, Davidson County
Trans:T20120012747 DEEDQC
Recvd: 02/22/12 08:31 6 pgs
Fees:32.00 Taxes:0.00
20120222-0015080

Prepared by and when recorded return to:

Fidelity National Title - NTS DIV
Attn.: Kelli J. Vos
One East Washington Street
Suite 450
Phoenix, AZ. 85004
602-343-7572

Escrow No. Z1210587
STORE #204

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

QUITCLAIM DEED

Prepared by:
Kutak Rock LLP
1801 California Street, Suite 3100
Denver, CO 80202
Peggy A. Richter, Esq.

When recorded, return to:
Fidelity National Title Insurance Company
One East Washington Street, Suite #450
Phoenix, AZ 85004
Attn: Kelli J. Vos

QUITCLAIM DEED
(Tennessee)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
STORE SPE O'Charley's, LLC 8501 E. Princess Drive Suite 190 Scottsdale, Arizona 85255	O'Charley's Inc. 3038 Sidco Drive Nashville, Tennessee 37204 Copy to: STORE SPE O'Charley's, LLC 8501 E. Princess Drive Suite 190 Scottsdale, Arizona 85255	034-02-0-066.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STORE MASTER FUNDING I, LLC**, a Delaware limited liability company (the "Grantor"), by these presents does hereby quitclaim and convey unto **STORE SPE O'CHARLEY'S, LLC**, a Delaware limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 912 Rivergate Parkway, Goodlettsville, TN 37072.

[Remainder of page left blank intentionally; signature page(s) to follow]

IN WITNESS WHEREOF, Grantor executed this instrument on this 9th day of February, 2012.

STORE MASTER FUNDING I, LLC, a Delaware limited liability company

By: _____
Michael T. Bennett
Executive Vice President

STATE OF ARIZONA)

COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public, Michael T. Bennett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Vice President of STORE Master Funding I, LLC, a Delaware limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 9 day of February, 2012.

_____
Notary Public

My Commission Expires:
3.30.14

LESA D FERRIS
Notary Public—Arizona
Maricopa County
Expires 03/30/2014

STATE OF ARIZONA)

COUNTY OF MARICOPA)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $-0-.

Affiant

Sworn to and subscribed before me this 9 day of February, 2012.

Notary Public

My Commission Expires:
3.30.14

LESA D FERRIS
Notary Public—Arizona
Maricopa County
Expires 03/30/2014

STORE / O'Charley's
Loan Modification
Quitclaim Deed
912 Rivergate Parkway, Goodlettsville, TN 37072
Store #204

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. E, on the Plan of Lot E, revised, Rivergate Park, as shown on plat of record in Plat Book 4595, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being more particularly described according to a survey prepared by James Terry & Associates, TRLS #2287, dated 2011, MKA Project No. 4241-11-2214:061:

Beginning at an iron rod (old) in the northeasterly right-of-way line of Rivergate Parkway (Two Mile Pike), a 92 foot public right-of-way, at the southwesterly property corner of Lot "D" as shown on the Plan of Resubdivision Of Lots D And E, Rivergate Park, as of record in Plat Book 4300, Page 181, Register's Office for Davidson County, Tennessee; said iron rod being the northwesterly property corner of the herein described tract; thence,

1. Leaving the northeasterly right-of-way line of said Rivergate Parkway and with the southerly property line of said Lot "D", North 71 degrees 25 minutes 00 seconds East, 279.96 feet to an iron rod (old) in the westerly margin of a 25 foot Access, Drainage & Utilities Easement as shown on Plat Book 4595, Page 121, Register's Office for Davidson County, Tennessee; thence,
2. With the westerly margin of said easement, South 16 degrees 03 minutes 33 seconds West, 87.37 feet to a P.K. Nail (old); thence,
3. In a southeasterly direction with a curve to the left having a radius of 135.00 feet, a central angle of 53 degrees 33 minutes 54 seconds, for an arc length of 126.21 feet to an iron rod (new) at the northwesterly property corner of Lot "F" as shown on the Plan of Resubdivision of Lots D, E And F, Rivergate Park as of record in Plat Book 4300, Page 107, Register's Office for Davidson County, Tennessee; said curve has a chord bearing and distance of South 11 degrees 16 minutes 57 seconds East, 121.66 feet; thence,
4. Leaving the westerly margin of said easement and with the northerly property line of said Lot "F", South 51 degrees 54 minutes 37 seconds West, 16.34 feet to an iron rod (new); thence,
5. In a southwesterly direction with a curve to the right having a radius of 87.50 feet, a central angle of 19 degrees 40 minutes 14 seconds, for an arc length of 30.04 feet to an iron rod (new); said curve has a chord bearing and distance of South 61 degrees 34 minutes 53 seconds West, 29.89 feet; thence,
6. South 71 degrees 25 minutes 00 seconds West, 169.98 feet to an iron rod (new) on the northeasterly right-of-way line of the aforementioned Rivergate Parkway; thence,
7. With said northeasterly right-of-way line, North 18 degrees 35 minutes 00 seconds West, 203.12 feet to the Point of Beginning.

TOGETHER with access easement shown on Plan of record in Plat Book 4595, Page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STORE Master Funding I, LLC, a Delaware limited liability company, by Special Warranty Deed from O'Charley's, Inc., a Tennessee corporation, recorded at Instrument No. 20111020-0081598, Register's Office for Davidson County, Tennessee, and further conveyed to STORE SPE O'CHARLEY'S, LLC, a Delaware limited liability company, by deed of record in Instrument No. 20120222-0015080, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4595, Page 121, Register's Office for Davidson County, Tennessee.

3. Memorandum of Lease by and between STORE Master Funding I, LLC, a Delaware limited liability company and O'Charley's Inc., a Tennessee corporation of record in Instrument No. 20111020-0081599, in the Register's Office for Davidson County, Tennessee.