THIS INSTRUMENT PREPARED BY:

Kutak Rock, LLP
1801 California Street, Suite 3100
Denver, CO 80202
Nathan P. Humphrey, Esq.

After recording return to:

Kristin L. Brown
First American Title Insurance Company
3425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

BILL GARRETT, Davidson County
Trans:T20120031745 DEEDWARRSP
Recvd: 05/01/12 12:54 5 pgs
Fees:28.00 Taxes:2405.00
20120501-0037178

RESPONSIBLE TAXPAYER:

CAPTAIN D's, LLC
1717 Elm Hill Pike, Suite A-1
Nashville, TN 37210

Source of Grantor's Title: General Warranty Deed recorded in Instrument 20110915-0071553

MAP & PARCEL: 105-140-223.00; 105-140-223.00-001; 105-140-223.00-002

NEW OWNER:

DAVID G. AND PATTI B. MANGUM
~~2303 Franklin Road~~ 6204 River Oaks Court
~~Nashville, TN 37204~~ Brentwood, TN 37027

* * * * *

I, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Subscribed and sworn to before me this 27th day of April, 2012.

(Notary Public)

My commission expires: August 14, 2015

TANNER HERRICK
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires August 14, 2015

* * * * *

SPECIAL WARRANTY DEED

THIS INDENTURE, is executed on April 25, 2012 and made effective as of the 30th day of April, 2012, between **STORE MASTER FUNDING I, LLC**, a Delaware limited liability company ("Grantor") and **DAVID G. MANGUM AND PATTI B. MANGUM**, as joint tenants ("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:

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.

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 25th day of April, 2012.

Susan M. Fitzgerald
Notary Public

My Commission Expires:

5-9-15

Susan M. Fitzgerald
Notary Public
Maricopa County, Arizona
My Comm. Expires 5-09-15

4836-6081-5375.2
STORE Capital/Mangum
Special Warranty Deed
2307 Franklin Pike, Nashville, TN
File No. 7210/02-3.9

EXHIBIT A

Land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, being Lot No. 1 on the Final Plat of Shoney's Franklin Road Subdivision, as shown on plat of record in Plat Book 6900, Page 216, in the Office of the Register of Deeds for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

BEING the same property conveyed by to Grantor by General Warranty Deed recorded in Instrument No. 20110915-0071553

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.