This instrument prepared by:

Hardee's Food Systems, Inc.
Bank of America Tower, Suite 1200
100 N. Broadway
St. Louis, Missouri 63102
ATTN: William R. Werner

Davidson County DEEDWARRSP
Recvd: 05/22/12 09:51 4 pgs
Fees:23.00 Taxes:5827.50
20120522-0044242

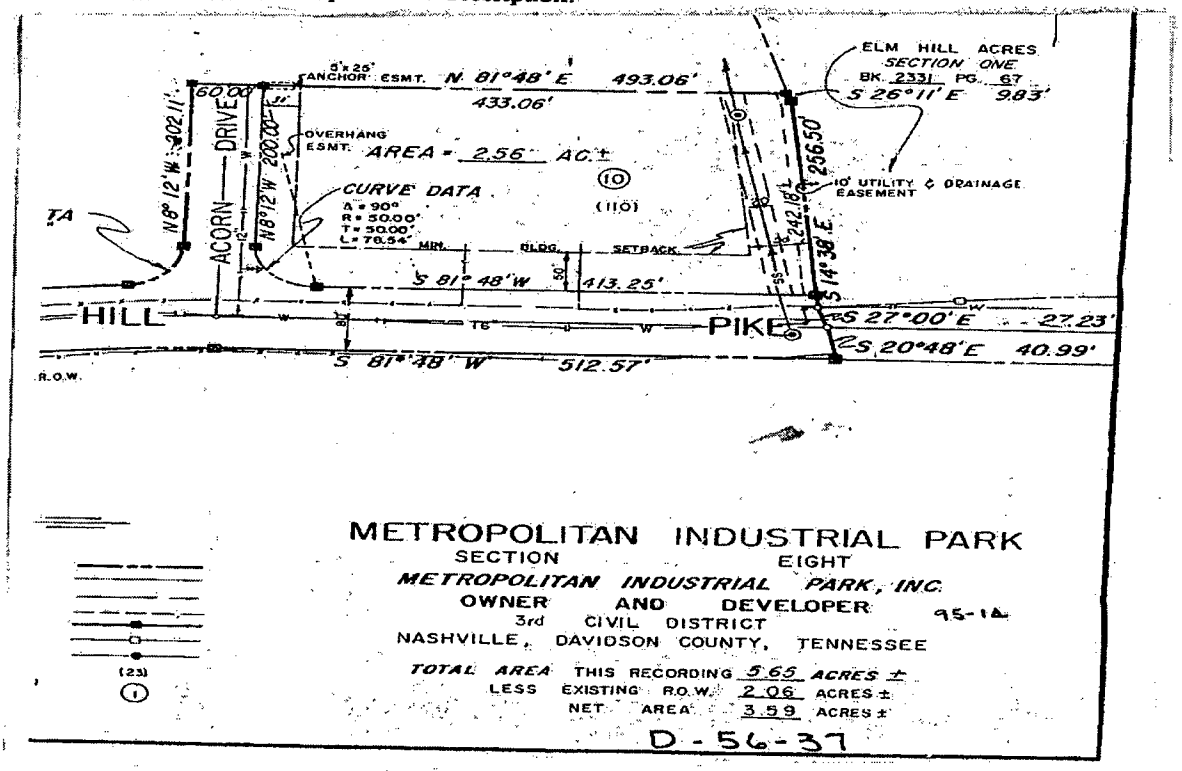
Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers:
Schlosser Properties Co., Inc. 1134 Whispering Pines Dr. Attn: Elena Carlson P.O. Box 121 Pilot Hill, CA 95664	c/o Hardee's Food Systems, Inc. Attn: Legal Counsel 100 North Broadway, Suite 1200 St. Louis, MO 63102	095-140-110.00

SPECIAL WARRANTY DEED

For and in Consideration of the sum of One Million Five Hundred Seventy Five Thousand Dollars ($1,575,000) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Flagstar Enterprises, Inc., an Alabama corporation, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto Schlosser Properties Co., Inc., a California corporation, hereinafter called the **GRANTEE**, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Metropolitan Park, Section 8, as shown on plat of record in Plat Book 3842, page 217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

APPROVED
3-28-12
R.E. DEPT.



This is improved property, known as 1000 Acorn Drive, Nashville, TN and is the same property conveyed to Flagstar Enterprises, Inc., from Keith-Sinclair Co., Incorporated by deed of record in Book 9304, page 560, in the Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18 day of May, 2012.

FLAGSTAR ENTERPRISES, INC.,
an Alabama corporation

By: _____
Name: William R. Werner
Title: Senior Vice President

NOTARY ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
CITY OF ST. LOUIS)

On this 18 day of May, 2012, before me, appeared William R. Werner, to me personally known, who being by me duly sworn, did say that he is the Senior Vice President of Flagstar Enterprises, Inc., an Alabama corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said William R. Werner acknowledged said instrument to be the free act and deed of said corporation. He is personally known to me and did not take an oath.

In witness whereof, I hereunto set my hand and official seal.

_____
Notary Public
Print Name: Jessica E. Stromske

Notary Seal

JESSICA E. STROMSKE
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: October 28, 2015
Commission Number: 11332312

My commission expires: October 28, 2015

PLEASE RETURN DOCUMENT TO:

First American Title Insurance Company
National Commercial Services
911 Main, Suite 2500, Kansas City, MO 64105
Attention: Karen Kaehler
FILE NO. 5250007N15

AFFIDAVIT OF CONSIDERATION

STATE OF MISSOURI}
CITY OF ST. LOUIS}

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS ONE MILLION FIVE HUNDRED SEVENTY FIVE THOUSAND DOLLARS ($1,575,000).

AFFIANT

FLAGSTAR ENTERPRISES, INC.
an Alabama corporation

By: _____
Name: William R. Werner
Title: Senior Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MAY, 2012.

_____
NOTARY PUBLIC

JESSICA E. STROMSKE
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: October 28, 2015
Commission Number: 11332312

True Copy Certification

I, Karen L. Keehler, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen L Keehler
Signature

State of Missouri

County of Jackson

Personally appeared before me, Janice Dowdy, a notary public for this county and state, Karen L. Keehler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Janice Dowdy
Notary's Signature
Janice Dowdy

My Commission Expires: 2-14-2015
Notary' Seal (if on paper)

JANICE DOWDY
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 2-14-2015
Commission #11477363