Davidson County DEEDQC
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Fees:32.00 Taxes:0.00
20120828-0077669

THIS INSTRUMENT PREPARED BY:

Kelly G. Reynoldson, Esq.
Kutak Rock LLP
1801 California Street, Suite 3100
Denver, Colorado 80202

After recording return to:

Kristin Brown
First American Title Insurance Company
2425 E. Camelback Road, Ste. 300
Phoenix, AZ, 85016, 602-567-8139

Owner/Responsible Taxpayer:
Captain D's, LLC
1717 Elm Hill P.W., Suite A-1
Nashville, TN 37210

Source of Grantor's Title: Warranty Deed recorded in 20110915-0071574

MAP & PARCEL:133-060-244.00

NEW OWNER:
STORE Capital Acquisitions, LLC
8501 E. Princess Drive, Suite 190
Scottsdale, AZ 85255

* * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer is $10

_____ (Affiant)

Subscribed and sworn to before me this 1 day of August, 2012.

_____ (Notary Public)

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

My commission expires: 3.30.14

* * * * *

QUITCLAIM DEED

THIS INDENTURE is executed on August 1, 2012 and made effective as of this 1st day of August, 2012, by and between **STORE MASTER FUNDING I, LLC**, organized and existing under and by virtue of the laws of the State of Delaware, whose mailing address is 8501 E. Princess Drive, Suite 190, Scottsdale, Arizona, 85255, the GRANTOR, and, **STORE CAPITAL ACQUISITIONS, LLC**, organized and existing under and by virtue of the laws of the State of Delaware, whose address is 8501 E. Princess Drive, Suite 190, Scottsdale, Arizona 85255, the GRANTEE.

WITNESSETH:

That for a valuable consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, for itself and its successors and assigns, hereby releases, quitclaims and conveys to Grantee any and all right, title and interest of Grantor in and to all that certain tract, lot, piece, and parcel of land described in **Exhibit A** attached hereto and incorporated herein by reference (the "Property"). Grantor

makes no representation or warranty whatsoever with respect to the Property or the Ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

Grantee, by its acceptance hereof, specifically acknowledges and assumes all obligations pursuant to that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of September 8, 2011, by Grantor for the benefit of Citibank, N.A. as collateral agent and recorded September 15, 2011 at Document No. 20110915-0071575 in the Real Property Records of Davidson County, Tennessee.

[Signature Page Follows]

IN WITNESS THEREOF, said Grantor has caused these presents to be signed by its duly authorized member this 1 day of August, 2012.

GRANTOR:

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

By: _____
Michael J. Zieg, its Executive Vice President

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

Before me, Lesa Ferris, a Notary Public in and for the State and County aforesaid, personally appeared Michael J. Zieg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice President of **STORE MASTER FUNDING I, LLC**, a Delaware limited liability company, the within named bargainor, and that he as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company.

WITNESS my hand and seal at office, on this 1st day of August, 2012.

_____
Notary Public

My Commission Expires:

3.30.14

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

4843-3781-7616.2
STORE/Captain D's
3715 Nolensville Road, Nashville, TN 37211
File No.: 7210/02-3.11

EXHIBIT A
LEGAL DESCRIPTION

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

Lot No. 1 on the plat of Captain "D's" Nolensville Road Subdivision of record in Plat Book 7900, page 79, in the Office of the Register's of Deeds for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to SHN Properties LLC, a Delaware limited liability company by Deed recorded in Deed Book 10717, Page 899

EXHIBIT B

PERMITTED EXCEPTIONS

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.

True Copy Certification

I, TERI GUEVARA, do hereby make oath that I am a licensed attorney and/or 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.

Teri Guevara
Signature

State of ARIZONA

County of MARICOPA

Personally appeared before me, JAD JOHNSON, a notary public for this county and state, TERI GUEVARA who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/29/2014
Notary' Seal (if on paper)

OFFICIAL SEAL
JAD JOHNSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 29, 2014