BILL GARRETT, Davidson County
Trans:T20120076328 DEEDWARRSP
Recvd: 10/08/12 15:38 5 pgs
Fees:28.00 Taxes:2220.00
20121008-0092124

PREPARED BY:

McGuireWoods LLP
1230 Peachtree Street, Suite 2100
Atlanta, Georgia 30309
Attention: Josiah A. Bancroft, Esq.

AFTER RECORDING RETURN TO:

First American Title Insurance Company
6 Concourse Parkway, Suite 2000
Atlanta, Georgia 30328
Attention: Margie Poole

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 5th day of October, 2012, by and between **THE KRYSTAL COMPANY**, a Tennessee corporation ("Grantor"), and **MALAD FAMILY LIMITED PARTNERSHIP**, a California limited partnership ("Grantee").

W I T N E S S E T H:

THAT Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Davidson, State of Tennessee, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor (excluding claims arising out of the matters set forth on Exhibit "B"), but not otherwise.

[Remainder of Page Intentionally Left Blank; Signature Appears on Next Page]

WITNESS the signature of the Grantor the day and year first above written.

THE KRYSTAL COMPANY, a Tennessee corporation

By: _____
Brian Blosser
Vice President of Development and Construction

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2nd day of October, 2012, within my jurisdiction, the within named Brian Blosser, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
(Notary Public)

COLLEEN M. FIESER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires:
3/4/14

Map/Parcel Number: 120-060.00
196.00

Address New Owner as Follows:
Malad Family Limited Partnership
3515 Ridgeford Drive
Westlake Village, California 91361
Attention: Shiraz Malad

Send Tax Bills To:
The Krystal Company
One Union Square
Chattanooga, Tennessee 37402

With a copy to:
Malad Family Limited Partnership
3515 Ridgeford Drive
Westlake Village, California 91361
Attention: Shiraz Malad

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is **$600,000.00**.

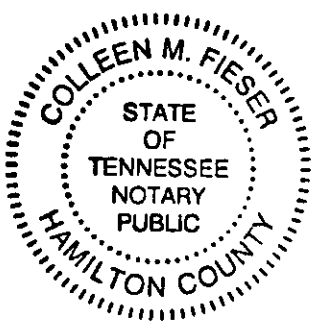
AFFIANT:

BRIAN BLOSSER

Subscribed and sworn to before me this 2nd day of OCTOBER, 2012.

Notary Public

My commission expires: 3/4/14



42486459_1

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Resubdivision Part of Reserved Parcel "A" Section Five, Glengarry Park, of record in Plat Book 4060, page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more completed description.

Being the same property conveyed to The Krystal Company by deed from BP Products North America, Inc., a Maryland corporation of record in Instrument No. 200705070054509, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

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

2. All matters shown on the plat of record in Book 4060, Page 49, in the Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions of record in Book 2796, page 604, and Book 3186, page 148, aforesaid records.

4. Release and Right of Entry Agreement of record in Instrument No. 200705070054510, aforesaid records.

5. Restrictions and Covenants contained in deed of record in Instrument No. 200705070054509, aforesaid records.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200804010032541, aforesaid records.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200804010032574, aforesaid records.