THIS INSTRUMENT PREPARED BY:

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

After recording return to:

Ashley S. Rudy, Esq.
Grace & Rudy, GP
1019 16th Avenue South
Nashville, TN 37212

RESPONSIBLE TAXPAYER:

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

Source of Grantor's Title: Quitclaim Deed recorded in Instrument 20120828-0077669
MAP & PARCEL: 133-060-244.00

NEW OWNER:

Rimon Shaashoua
1115 South 21st Ave.
Hollywood, FL 33020

* * * * *

I, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $730,000.00, 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 19th day of November, 2012.

My commission expires: 9/9/2014

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

* * * * *

SPECIAL WARRANTY DEED

THIS INDENTURE, is executed on November 15th 2012 and made effective as of the _____ day of November, 2012, between **STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company ("Grantor") and **RIMON SHAASHOUA**, his heirs, successors and assigns ("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:

BILL GARRETT, Davidson County
Trans:T20120088764 DEEDWARRSP
Recvd: 11/20/12 11:18 5 pgs
Fees:28.00 Taxes:2701.00
20121120-0107025

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, his representatives, successors, heirs and assigns, that Grantor is lawfully seized in fee of the Property; that it has good right to sell and convey the same; and that it 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 CAPITAL ACQUISITIONS, LLC, a Delaware limited liability company

By: _____
Name: Michael J. Zieg
Title: Executive Vice President

STATE OF ARIZONA)

COUNTY OF MARICOPA)

Personally appeared before me, Michael, J. Zieg, 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 CAPITAL ACQUISITIONS, 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 15th day of November, 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

4815-2587-4961.2
STORE/Captain D's
Special Warranty Deed
3715 Nolensville Pike, Nashville, TN
File No. 7210/02-3.11

EXHIBIT A

Street Address: 3715 Nolensville Pike, Nashville, TN

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.

LESS AND EXCEPT any portions of such conveyed or taken for rights of way for public streets or roads.

ALSO DESCRIBED in an ALTA/ACSM Land Title Survey of 3715 Nolensville Pike, Nashville, TN, made by John Mark Norwood, RLS on April 10, 2010, designated Job No. 19811, as follows:

Located in City of Nashville, County of Davidson, and the State of Tennessee:

Being all of 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, being more particularly described as follows;

BEGINNING at a brass disk found at the northeast corner of said Lot 1, the same being the westerly right of way of Nolensville Pike (80' public right of way);

THENCE along said westerly right of way South 25°11'00" East a distance of 106.20 feet to a 5/8" rebar found at the northeast corner of Lot 2 in said Captain D's Subdivision;

THENCE along the north and east lines of said Lot 2 the following two (2) courses and distances;
1. South 64°28'10" West a distance of 124.00 feet to a mag nail found;
2. South 25°10'55" East a distance of 88.25 feet to a capped rebar set at the southeast corner of said Lot 1;

THENCE along the south and west lines of said Lot 1 the following two (2) courses and distances;

South 64°49'00" West a distance of 126.00 feet to a capped rebar set;

North 25°11'00" West a distance of 195.21 feet to a capped rebar set at the southwest corner of Lot 2 of John Dzier Subdivision, Section 1, as recorded in Book A060 Page 61 of the aforesaid Register's Office;

THENCE along the south line of said Lot 2 of John Dzier Subdivision North 64°49'00" East a distance of 250.00 feet to the POINT OF BEGINNING, containing 0.8681 acres (37,813 square feet) of land, more or less.

Being the same property conveyed by Quitclaim Deed as to Fixtures from Captain D's, LLC, a Delaware limited liability company to Store Master Funding I, LLC, a Delaware limited liability company as recorded on the 15th day of September, 2011 in Instrument No. 20110915-0071573; Special Warranty Deed from SHN Properties, LLC, a Delaware limited liability company to Store Master Funding I, LLC, a Delaware limited liability company as recorded on the 15th day of September, 2011 in Instrument No. 20110915-0071574 and Quitclaim Deed from Store Master Funding I, LLC to Store Capital Acquisitions, LLC as recorded on the 28th day of August, 2012 in Instrument No. 20120828-0077669, in the Register's Office of Davidson County, Tennessee.

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 shown in the public records of Davidson County, Tennessee.