BILL GARRETT, Davidson County
Trans:T20120089520 DEEDQC
Recvd: 11/26/12 09:17 4 pgs
Fees:22.00 Taxes:0.00
20121126-0107906

PREPARED BY:
Wakeman Law Group, Inc.
4500 E. Thousand Oaks Blvd., Ste. #101
Westlake Village, CA 91362
Attn: J. Peter Wakeman, Esq.

AFTER RECORDING RETURN TO:
Wakeman Law Group, Inc.
4500 E. Thousand Oaks Blvd., Ste. #101
Westlake Village, CA 91362
Attn: J. Peter Wakeman, Esq.

QUITCLAIM DEED

THIS INDENTURE, made on the 19th day of November, 2012, by and between **MALAD FAMILY LIMITED PARTNERSHIP**, a California limited partnership ("Grantor") and **MALAD NASHVILLE ENTERPRISES, LLC**, a Tennessee limited liability company ("Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, REMISE, RELEASE, and FOREVER QUITCLAIMS unto the said Grantee, its successors and assigns, all its right, title and interest in 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.

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

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

MALAD FAMILY LIMITED PARTNERSHIP, a California limited partnership

By: _____
SHIRAZ MALAD, General Partner

AMANDA K. MONSUE
Commission # 1995929
Notary Public - California
Ventura County
My Comm Expires Oct 28, 2016

By: _____
LAILA S. MALAD, General Partner

STATE OF CALIFORNIA }
COUNTY OF VENTURA }

On November 19, 2012, before me, AMANDA K. MONSUE, Notary Public, personally appeared SHIRAZ MALAD and LAILA S. MALAD, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

AMANDA K MONSUE
Commission # 1995929
Notary Public - California
Ventura County
My Comm. Expires Oct 28, 2016

_____
Notary Public

Map/Parcel Number: 120-050-196.00

Address New Owner as Follows &
Send a Copy of Tax Bills to:
Malad Nashville Enterprises, LLC
14050 W. Van Buren St., #301
Goodyear, AZ 85338

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

I hereby swear or affirm that the actual consideration or trust value of this transfer, whichever is greater, is $0.00.

AFFIANT:

Shiraz Malad

SHIRAZ MALAD

STATE OF CALIFORNIA }
COUNTY OF VENTURA }

Subscribed and sworn to (or affirmed) before me on this 19th day of November, 20 12 by SHIRAZ MALAD, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

AMANDA K. MONSUE
Commission # 1995929
Notary Public - California
Ventura County
My Comm. Expires Oct 28, 2016

Notary Public

I hereby swear or affirm that the actual consideration or trust value of this transfer, whichever is greater, is $0.00.

AMANDA K. MONSUE
Commission # 1995929
Notary Public - California
Ventura County
My Comm. Expires Oct 28, 2016

AFFIANT:

Laila S Malad

LAILA S. MALAD

STATE OF CALIFORNIA }
COUNTY OF VENTURA }

Subscribed and sworn to (or affirmed) before me on this 19th day of November, 20 12 by SHIRAZ MALAD, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

AMANDA K. MONSUE
Commission # 1995929
Notary Public - California
Ventura County
My Comm. Expires Oct 28, 2016

Notary Public

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 Malad Family Limited Partnership, a California limited partnership by deed dated October 5, 2012 from The Krystal Company, a Tennessee corporation, recorded on October 8, 2012 as Instrument No. 20121008-0092124, in the Register's Office for Davidson County, Tennessee.

Commonly known as 1201 Murfreesboro Rd., Nashville, TN.