This instrument was prepared by:
Kelly G. Reynoldson, Esq.
Kutak Rock LLP
1801 California Street, Suite 3100
Denver, CO 80202
Telephone Number: (303) 297-2400

BILL GARRETT, Davidson County
Trans:T20120099064 DEEDWARRSP
Recvd: 12/27/12 13:50 5 pgs
Fees:28.00 Taxes:10699.01
20121227-0119465

After recording mail to:
Allen Brown
National Accounts Manager
GRS Group
9903 E. Bell Road, Suite 130
Scottsdale, AZ 85260

SPECIAL WARRANTY DEED
(Tennessee)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
STORE Master Funding II, LLC 8501 E. Princess Drive Suite 190 Scottsdale, Arizona 85255	HOA RESTAURANT GROUP, LLC 1815 the Exchange Atlanta, GA 30339 Copy to: STORE Master Funding II, LLC 8501 E. Princess Drive Suite 190 Scottsdale, Arizona 85255	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **184 SECOND AVE., L.P.**, a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **STORE MASTER FUNDING II, LLC**, a Delaware limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real property, together with the improvements thereon, the fixtures affixed thereto, and all appurtenances and hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 184 2ND Avenue, Nashville, TN 37201.

Said property is conveyed subject to matters of record, including but not limited to applicable zoning and building regulations, all easements, restrictions and limitations of record.

Grantor covenants that it is lawfully seized in fee of the foregoing real estate and has good right to sell and convey the same. Grantor covenants and binds itself and its successors to warrant and forever defend the Grantee the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters of record), but no further or otherwise.

[Remainder of Page Left Blank Intentionally; Signature Page(s) to Follow]

IN WITNESS WHEREOF, Grantor executed this instrument as of this 21st day of December, 2012.

184 SECOND AVE., L.P., a Tennessee limited partnership

By: Second Ave Corp., a Tennessee corporation

Its: General Partner

By: _____
Rodney Kistner, President

COMMONWEALTH OF KENTUCKY)
) SS.
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public, **Rodney Kistner**, 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 President of Second Ave Corp., a Tennessee Corporation, the General Partner of **184 SECOND AVE., L.P.**, a Tennessee limited partnership, who is authorized by the corporation to execute this instrument for and on behalf of said limited partnership.

WITNESS my hand, at office, this 21st day of December, 2012.

_____
Notary Public

My Commission Expires: 2/20/2016

(SEAL)

4817-4765-1857.2
STORE/Hooters
184 2nd Avenue, Nashville, TN 37201
File No.: 7210/02-83.3

COMMONWEALTH OF KENTUCKY)
) SS.
COUNTY OF JEFFERSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,891,623.48.

184 SECOND AVE., L.P., a Tennessee limited partnership

By: Second Ave Corp., a Tennessee corporation

Its: General Partner

By: _____
Rodney Kistner, President

Sworn to and subscribed before me this 21st day of December, 2012.

_____
Notary Public

My Commission Expires: 2/20/2016

(SEAL)

4817-4765-1857.2
STORE/Hooters
184 2nd Avenue, Nashville, TN 37201
File No.: 7210/02-83.3

Exhibit "A"
Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Church Street and Second Avenue North, being a part of Lot No. 12, as shown on the plan of the Original Town of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Church Street and the easterly right-of-way line of Second Avenue North;

Thence, with said southerly right-of-way line N 62° 32' E, 103.00 feet to a point;

Thence, leaving said right-of-way line with a westerly line of property conveyed to Klaus Tschira et ux by deed of record in Book 8257, Page 754, R.O.D.C., S 27° 01' E, 59.07 feet to a point;

Thence, with a northerly line of said Tschira property, S 62° 32' W, 103.00 feet to a point in the easterly right-of-way line of Second Avenue North;

Thence, with said right-of-way line N 27° 01' W 59.07 feet to the point of beginning.

Containing 6,084 square feet to 0.14 acre more or less.

The above description is prepared from a survey by Barge, Waggoner, Sumner and Cannon dated March 30, 1994 and revised April 25, 1994.

Being the same property conveyed to 184 SECOND AVE., L.P., A Tennessee limited partnership by Deed recorded in Book 9334 page 655 in the Register's Office for Davidson County, TN.