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:T20120099068 DEEDWARRSP
Recvd: 12/27/12 13:54 5 pgs
Fees:28.00 Taxes:8488.47
20121227-0119470

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, **F.E. WINGS "A", LLC**, a Kentucky limited liability company, (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 217 Largo Road, Nashville, TN 37211.

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 ~~November~~ December, 2012.

F.E. WINGS "A", LLC, a Kentucky limited liability company

By: Neal Harding
Neal Harding, Member

COMMONWEALTH OF KENTUCKY)
) SS.
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public, **Neal Harding**, 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 Member of **F.E. WINGS "A", LLC,** a Kentucky limited liability company, who is authorized by the limited liability company to execute this instrument for and on behalf of said limited liability company.

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

Donna J Abney
Notary Public

My Commission Expires: _____

DONNA J. ABNEY (SEAL)
NOTARY PUBLIC
AT LARGE, KY

~~DONNA J. ABNEY~~
NOTARY PUBLIC
Kentucky, State At Large
My Commission Expires 8/19/2015

4819-6641-1025.2
STORE/Hooters
217 Largo Road, Nashville, TN 37211
File No.: 7210/02-83.8

COMMONWEALTH OF KENTUCKY)
) SS.
COUNTY OF JEFFERSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,294,180.61.

F.E. WINGS "A", LLC, a Kentucky limited liability company

By: Neal Harding
Neal Harding, Member

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

Donna J. Abney
Notary Public

My Commission Expires:

DONNA J. ABNEY
NOTARY PUBLIC
Kentucky, State At Large
My Commission Expires 8/19/2015

(SEAL)

4819-6641-1025.2
STORE/Hooters
217 Largo Road, Nashville, TN 37211
File No.: 7210/02-83.8

Exhibit "A"
Legal Description

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

Being Lot No. 2 on the plan of Travellers Inn Subdivision, Section Two, Re-subdivision Lot 2, of record in Plat Book 4955, page 122, Register's Office for Davidson County, Tennessee, and also fully described as Parcel 247 on Travelers Inn Subdivision No. 2003S-064U-12, of record in Instrument No. 20030404-0044415, said Register's Office, to which plan reference is made for a more complete and detailed description.

Being a part of the same property conveyed to F. E. WINGS "A" LLC, a Kentucky limited liability company by Deed recorded as instrument # 200305290072378 in the Register's Office for Davidson County, TN.