SPECIAL WARRANTY DEED AND QUITCLAIM DEED

FROM:

PIECE OF THE PIE, a Tennessee registered limited liability partnership, and KELLY B. BLACK, Grantors

This instrument was prepared by:

Warren H. Wild, Jr.
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO:

LYLE iii, LLC, a Tennessee limited liability company, Grantee

Address New Owner:

Lyle iii, LLC
103 Continental Place, Ste 110
Brentwood, TN 37027-1059

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

Lyle iii, LLC
103 Continental Place, Ste 110
Brentwood, TN 37027-1059

Map-Parcel Number(s):

092-160-130.00,
092-160-131.00, and
092-160-132.00

BILL GARRETT, Davidson County
Trans:T20120099551 DEEDWARRSP
Recvd: 12/28/12 12:32 5 pgs
Fees:28.00 Taxes:4933.33
20121228-0120050

STATE OF TENNESSEE)
WILLIAMSON
COUNTY OF ~~DAVIDSON~~)

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Thirty-Three Thousand Three Hundred Thirty-Three and 33/100 Dollars ($1,333,333.33).

Affiant

Jeri C. Moore
State of Tennessee
Notary Public
Williamson County

SUBSCRIBED AND SWORN TO before me, this the 27th day of December, 2012.

Notary Public
My Commission Expires: 7/21/2013

FOR AND IN CONSIDERATION OF the sum of One Million Three Hundred Thirty-Three Thousand Three Hundred Thirty-Three and 33/100 Dollars ($1,333,333.33), the receipt and sufficiency of which are hereby acknowledged, **PIECE OF THE PIE**, a Tennessee registered limited liability partnership (as to Tract 1 and Tract 2 only), and **KELLY B. BLACK** (as to Tract 3 only), (each a "Grantor" and together, "Grantors"), have bargained and sold, and

by these presents do transfer and convey unto **LYLE iii, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

TRACT 1

Being part of Lot No. 146 shown on the map of John H. Williams Subdivision of the Boyd Home Tract, as of record in Book 57, Page 154, Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly side of Lyle Avenue, 42 feet south of the southwest corner of Lot 15 as shown on said plan; thence easterly parallel to the south line of Lot 15, 118 feet to a point at the west margin of a 12 foot alley; thence along the margin of said alley southerly 56.6 feet to a point 41.3 feet north of the north margin of a 12 foot alley; thence westerly parallel to the first above mentioned line, 118 feet to the easterly margin of Lyle Avenue; thence with said Avenue northerly 56.6 feet to the beginning.

TRACT 2

Being part of Lot No. 146 shown on the map of John H. Williams Subdivision of the Boyd Home Tract, as of record in Book 57, Page 154, Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly margin of Lyle Avenue, 160 feet north of the northeast corner of said Avenue and Broadway; thence with said Avenue northerly 66.9 feet; thence at right angles to said Avenue easterly 118 feet to the westerly margin of an alley; thence with said alley, southerly 41.3 feet to a turn in said alley; thence with the northerly margin of said alley, westerly 120.5 feet to the beginning.

Being the same property conveyed to PIECE OF THE PIE, A REGISTERED LIMITED LIABILITY PARTNERSHIP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP by deed from MICHAEL R. ANDERSON, AS TO AN UNDIVIDED FIFTY (50%) PERCENT INTEREST and JAMES E. ANDERSON, AS TO AN UNDIVIDED FIFTY (50%) PERCENT INTEREST of record in Instrument No. 20080905-0091310, dated August 25, 2008, in the Register's Office of Davidson County, Tennessee.

TRACT 3

All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Commencing from a 1/2" rebar found at the intersection of the northeastern right-of-way of Lyle Ave. (40' R/W) (PB 57, PG 154) and the northern margin of #384 Alley (12' WIDTH) (DB 8477, PG 735); thence with said right-of-way of Lyle Ave. N 22° 39' 22" W a distance of 123.50' to a point; said point being The True Point of Beginning; thence continuing with said right-of-way N 22° 39' 22" W a distance of 42.00' to a point; thence leaving said right-of-way N 67° 03' 19" E a distance of 117.47' to a point along the southwestern margin of an unknown alley

(12' WIDTH) (DB 8477, PG 735); thence with said margin of alley S 22° 39' 22" E a distance of 42.00' to a point; thence leaving said margin of alley S 67° 03' 19" W a distance of 117.47' to a point along the northeastern right-of-way of Lyle Ave. (40' R/W) (PB 57, PG 154), said point being The True Point of Beginning. Said Parcel having an area of 4933.6 square feet/0.11 acres.

Being the same property conveyed to KELLY BLACK, AN INDIVIDUAL by deed from RARE HOSPITALITY INTERNATIONAL, INC. of record in Instrument No. 20090723-0069418, dated July 22, 2009, said Register's Office.

The Property is improved property known as 118 Lyle Avenue, 114 Lyle Avenue and 112 Lyle Avenue, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to the following matters (the "Permitted Exceptions"):

1. General or special taxes and assessments for the year 2013 and subsequent years for Map/Parcel Nos. 092-160-130.00, 092-160-131.00, and 092-160-132.00.

2. Matters shown on the Plan of record in Book 57, Page 154, in said Register's Office.

3. Matters shown on the Plan of record in Book 161, Page 28, amended in Book 286, Page 577, in said Register's Office.

4. Easement for a 102 inch sewer across the front of said property of record in Book 10749, Page 571, in said Register's Office. (TRACT 3)

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And each Grantor covenants with Grantee that such Grantor is lawfully seized and possessed in fee simple of the respective Tract or Tracts of the Property conveyed by such Grantor to Grantee as aforesaid and such Grantor has a good right to convey such Tract or Tracts.

And each Grantor further covenants and binds such Grantor, his/its heirs, successors and assigns, to warrant to Grantee and forever defend unto Grantee the title to the respective Tract or Tracts of the Property conveyed by such Grantor to Grantee as aforesaid, and to Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under such Grantor (other than claims arising from the Permitted Exceptions), but not further or otherwise. This conveyance is expressly made subject to the Permitted Exceptions.

Each Grantor, having heretofore completed the conveyance of the Property to Grantee as set forth above, now further quitclaims to Grantee all of his/its rights, title and interest, if any, to the following described property:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an "X" in concrete, at the intersection of the northerly right-of-way line of Alley Number 384, 10 feet in width, and the easterly right-of-way line of Lyle Avenue, 40 feet in width;

Thence leaving the northerly right-of-way line of Alley Number 384, with the easterly right-of-way line of Lyle Avenue, North 30 deg 42 min 57 sec West, 165.50 feet to an iron rod set, at a corner common with the property of The Silver Corporation, as of record in Deed Book 4276, Page 430, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Lyle Avenue, with the southerly property line of The Silver Corporation, North 59 deg 22 min 48 sec East, 117.83 feet to a pk nail set, in the westerly right-of-way line of Alley Number 384, 12 feet in width;

Thence with the westerly right-of-way line of Alley Number 384, South 30 deg 33 min 19 sec East, 139.90 feet to an iron rod set, at the intersection with the northerly right-of-way line of Alley Number 384;

Thence leaving the westerly right-of-way line of Alley Number 384, with the northerly right-of-way line of Alley Number 384, South 47 deg 04 min 41 sec West, 120.15 feet to the POINT OF BEGINNING. Containing 17.960 square feet or 0.412 acres more or less, as set forth on the survey dated November 21, 2012 prepared by R. Scot Cherry, TN RLS No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee, 37204.

Being property conveyed as aforesaid to Piece of the Pie, a registered limited liability parnership, by deed recorded as Instrument Number 20080905-0091310 in the Register's Office for Davidson County, Tennessee, and property conveyed to Kelly Black by deed recorded as Instrument Number 20090723-0069418 in the Register's Office for Davidson County, Tennessee.

Witness our hands this 27th day of December, 2012.

PIECE OF THE PIE, a Tennessee registered limited liability partnership

By: _____
Name: Kelly B Black
Title: Partner

_____
KELLY B. BLACK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jonathan Harris, a Notary Public of said County and State, personally appeared Kelly Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Partner (or other officer authorized to execute the instrument) of **PIECE OF THE PIE**, a Tennessee registered limited liability partnership, the within named bargainor, and that he/she as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as its Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27th day of December, 2012.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonathan Harris, a Notary Public of said County and State, **KELLY B. BLACK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27th day of December, 2012.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public

My Commission Expires: