This Instrument Prepared By: Randle S. Davis, Esq., 150 Fourth Avenue, North, Suite 1850, Nashville, Tennessee 37219-2408, Based upon information supplied by Grantor & Grantee.

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
ROC Solid Foods, LLC	**-same-**	**-see Exhibit "A"-**
(dba Zaxby's)		
955 Buckhorn E.		
Atlanta, GA 30350-1706		

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GENERAL WARRANTY DEED

For and in Consideration of good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Grand Golden Dragon Enterprise, Inc.**, a Tennessee business corporation (herein referred to as "GRANTOR"), has bargained and sold and by these presents does hereby grant, transfer and convey unto **ROC Solid Foods, LLC (dba Zaxby's)**, a Georgia limited liability company (hereinafter referred to as "GRANTEE"), its successors and assigns, certain tracts or parcels of land in the State of Tennessee, Davidson County, and described as follows, to wit:

(See **Exhibit "A"** attached hereto and made a part hereof by reference.)

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise set forth herein or in **Exhibit "A"** attached hereto. GRANTOR further covenants and binds itself, its successors, assigns and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of December, 2012.

BILL GARRETT, Davidson County
Trans:T20130000641 DEEDWARR
Recvd: 01/03/13 11:13 3 pgs
Fees:18.00 Taxes:3515.00
20130103-0000763

The Grand Golden Dragon Enterprise, Inc.

By: _____
Name: George Hwang
Title: President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **George Hwang,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is an authorized officer of GRANTOR and that he as such authorize officer is authorized by the GRANTOR to execute this instrument on behalf of the GRANTOR.

Witness my hand and official seal at Lebanon, Tennessee, this 4th of December, 2012.

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires:
6-2-2013

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $950,000.

Jessica Brooks
Affiant

Sworn to and subscribed before me this 4th day of December, 2012.

Notary Public

My Commission Expires:
6-2-2013

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit "A"

Being a parcel of land in the 2nd, formerly the 13th, Civil District, Nashville, Davidson County, Tennessee, said property being located east of Old Hickory Boulevard and south of Lebanon Road (U.S. Highway 70), known as Outlot 2 on Plat of record in Book 6900, Page 3, in a Register's Office for Davidson County, Tennessee, known as 4115 Lebanon Road, Hermitage, TN., more particularly described as follows:

Beginning at a concrete monument being the intersection of the southerly margin of Lebanon Road and the easterly margin of the Seaboard System Railroad; thence with the southerly margin of Lebanon Road with a curve to the right having a central angle of 01 degrees 24 minutes 45 seconds a radius of 3,755.7 feet and an arc length of 92.59 feet; thence North 31 degrees 04 minutes East 22.28 feet; thence leaving said road South 78 degrees 42 minutes 36 seconds East 271.75 feet to the westerly margin of a proposed drive; thence with said drive South 05 degrees 35 minutes 00 seconds West 175.00 feet; thence leaving said drive North 84 degrees 25 minutes 00 seconds West 293.64 feet to a point in the easterly margin of Seaboard System Railroad; thence with a curve to the left having a central angle of 03 degrees 00 feet 10 seconds a radius of 1,946.90 feet and an arc length of 102.04 feet to the point of beginning; containing 1.31 acres, more or less.

Being the same property conveyed to The Grand Golden Dragon Enterprises, Inc. by Quitclaim Deed from Ming-Ho Hwang (Charles) and Li-Ying Hwang (Liou), dated March 25, 1991 and of record in Record Book 8315, Page 451, Register's Office for Davidson County, Tennessee. For further reference see Warranty Deed of record in Book 7765, Page 853.

This is IMPROVED property known as 4115 Lebanon Pike, Hermitage, Tennessee 37076.

Map: 075-10-0
Parcel: 211