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

Davidson County DEEDWARRSP
Recvd: 04/16/13 16:35 7 pgs
Fees:38.00 Taxes:7776.97
20130416-0038021

After recording mail to:
Allen Brown
National Accounts Manager
GRS Group
9903 E. Bell Road, Suite 130
Scottsdale, AZ 85260
13-3060

SPECIAL WARRANTY DEED
(Tennessee)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
STORE Investment Corporation 8501 E. Princess Drive Suite 190 Scottsdale, Arizona 85255	HOA RESTAURANT GROUP, LLC 1815 the Exchange Atlanta, GA 30339 Copy to: STORE Investment Corporation 8501 E. Princess Drive Suite 190 Scottsdale, Arizona 85255	07510021000

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, **STORE INVESTMENT CORPORATION**, a Delaware corporation, and its successors and assigns (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **JOHN AND BERNA BRUZZONE FAMILY PARTNERSHIP, LP**, a California limited partnership (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 4119 Lebanon Pike, Hermitage, TN 37076.

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, if any.

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 16th day of April, 2013.

STORE INVESTMENT CORPORATION, a Delaware corporation

By: _____

Name: Michael J. Zieg

Title: Executive Vice President

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public, **Michael J. Zieg**, 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 Executive Vice President of **STORE INVESTMENT CORPORATION,** a Delaware corporation, who is authorized by the corporation to execute this instrument for and on behalf of said corporation.

WITNESS my hand, at office, this 15th day of April, 2013.

Susan M. Fitzgerald
Notary Public

My Commission Expires: 5-9-15

(SEAL)

Susan M. Fitzgerald
Notary Public
Maricopa County, Arizona
My Comm. Expires 5-09-15

4839-4263-9891.1
STORE/Hooters
4119 Lebanon Pike, Hermitage, TN 37076
File No.: 7210/02-83.13

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,101,884.00.

STORE INVESTMENT CORPORATION, a Delaware corporation

By: _____

Name: Michael J. Zieg

Title: Executive Vice President

Sworn to and subscribed before me this 16th day of April, 2013.

Susan M. Fitzgerald
Notary Public

My Commission Expires: 5-9-15

(SEAL)

Susan M. Fitzgerald
Notary Public
Maricopa County, Arizona
My Comm. Expires 5-09-15

4839-4263-9891.1
STORE/Hooters
4119 Lebanon Pike, Hermitage, TN 37076
File No.: 7210/02-83.13

EXHIBIT A

Legal Description

Street Address: 4119 Lebanon Pike, Hermitage, TN 37076

Legal Description:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee; being all of Lot No. 3 as shown on the Final Plat of Wal-Mart Center as of record in Plat Book 6900, page 3, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way of Lebanon Pike, U. S. Highway 70-N (R.O.W. varies); said iron pin being the common westerly property corner between Lots 2 and 3 as shown on the Final Plat of Wal-Mart Center; thence,

With the easterly right-of-way line of Lebanon Pike, North 31 deg. 04' 00" East, as distance of 224.96 feet to an existing iron pin; thence;

North 34 deg. 58' 26" East, a distance of 94.97 feet to an existing iron pin; thence;

Leaving said right-of-way line and with the easterly property line of Lot No. 3, South 37 deg. 22' 30" East, a distance of 206.24 feet to an existing P.K. nail in concrete gutter on the westerly right-of-way line of a Joint Access and Public Utility Easement (R.O.W. width varies) as of record in Deed Book 7141, page 120, Register's Office for Davidson County, Tennessee and as shown on said final plat; thence,

Southwesterly with the westerly right-of-way line of said easement and a 469.13 foot radius curve to the left a distance of 112.99 feet to a chiseled "X" in concrete gutter; said curve has a chord bearing a distance of South 12 deg. 29' 00" West, 112.72 feet; thence,

South 05 deg. 35' 00" West, a distance of 50.00 feet to an iron pin (set) at the common easterly property corner between Lots 2 and 3; thence,

Leaving the westerly right-of-way line of said easement, with the common property line between Lots 2 and 3, North 78 deg. 42' 36" West, a distance of 271.75 feet to the point of beginning.

Being the same property conveyed to STORE INVESTMENT CORPORATION, Delaware corporation by Deed recorded under instrument # 20121227-0119463 in the Register's Office for Davidson County, TN.

Together with easements for ingress and egress and sign as set out in Book 7141, page 120, Register's Office for Davidson County, Tennessee, and as shown on the Plan of record in Book 6900, page 3, Registers Office for Davidson County, Tennessee.

Tax Parcel No.:

EXHIBIT B

Permitted Encumbrances

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Standard Exceptions:
   A. Rights or claims of parties in possession not shown by the public records.
   B. Easements or claims of easements, not shown by the public records.
   C. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
   D. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

3. Real Estate taxes for the year 2013 and subsequent to the date of this Policy.

4. Rights of others in and to Easements for ingress and egress and sign as set forth in Book 7141, page 120, Register's Office for Davidson County, Tennessee.

5. All Matters as shown on the Plan of record in Book 6900, page 3, Registers Office for Davidson County, Tennessee.

6. Master Lease by and between STORE Investment Corporation, a Delaware corporation and HOA Restaurant Group, LLC, a Delaware limited liability company as evidenced by Memorandum of Lease dated December 21, 2012 and recorded December 27, 2012 as Instrument No. 20121227-0119463 among the Land Records of Davidson County, Tennessee.

True Copy Certification

I, Dennis J. Vendetti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Arizona

County of Maricopa

Personally appeared before me, Allen S. Brown, a notary public for this county and state, Dennis J. Vendetti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/2014
Notary' Seal (if on paper)

OFFICIAL SEAL
ALLEN S. BROWN
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Nov. 24, 2014