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THIS INSTRUMENT PREPARED BY:
Kutak Rock LLP
1801 California Street, Suite 3100
Denver, CO 80202
Attention: Peggy A. Richter, Esq.

BILL GARRETT, Davidson County
Trans:T20130064077 DEEDWARR
Recvd: 07/26/13 14:55 8 pgs
Fees:43.00 Taxes:9207.45
20130726-0077963

GENERAL WARRANTY DEED
(Tennessee)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
STORE Master Funding IV, LLC 8501 E. Princess Drive Suite 190 Scottsdale, Arizona 85255 615579A	**Famous Five Dining, Inc.** 227 Polk Place Dr. Franklin, TN 37064 Attn: Laurel Renegar Copy to: **STORE Master Funding IV, LLC** 8501 E. Princess Drive Suite 190 Scottsdale, Arizona 85255	075 - 165.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **FAMOUS FIVE DINING, INC.**, a Delaware corporation as authorized agent of **FFD-HERMITAGE, LLC**, a Delaware limited liability company, the Grantor, has this day bargained and sold, and does hereby transfer and convey, subject in all respects to all liens, and encumbrances of set forth on Exhibit B attached hereto and incorporated herein (collectively "Permitted Encumbrances"), unto **STORE MASTER FUNDING IV, LLC**, a Delaware limited liability company, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, as more particularly described in Exhibit A, attached hereto and incorporated herein.

BEING the same property described in and conveyed to the Grantor herein by Warranty Deed of record at Reception No. 20010928-0105135 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances.

Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

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

[Remainder of page left blank intentionally; signature page follows]

IN WITNESS WHEREOF, Grantor executed this instrument on this 16 day of July, 2013.

FAMOUS FIVE DINING, INC. a Delaware corporation, as authorized agent of **FFD-HERMITAGE, LLC**, a Delaware limited liability company

By: _____

Name: Michael W Lister Sr

Title: President

ROBIN L. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of **Tennessee**
County of WILLIAMSON

Before me, ~~MICHAEL W LISTER SR~~ ROBIN L BARRETT RLB of the State and County mentioned, personally appeared MICHAEL W LISTER SR, with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be PRESIDENT of **FAMOUS FIVE DINING, INC.**, a Delaware corporation, as authorized agent of **FFD-HERMITAGE, LLC**, a Delaware limited liability company the within named bargainor, a corporation, and that such PRESIDENT, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as PRESIDENT, as authorized agent of **FFD-HERMITAGE, LLC**, a Delaware limited liability company, and is authorized by the corporation and the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 16th day of July, 2013.

Robin L Barrett
Notary Public

My Commission Expires:

2-4-15

4827-0073-9860.2
STORE/Famous Five
General Warranty Deed
5000 Old Hickory Blvd., Hermitage, TN 37076
7210/02-149.1

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,488,500.00.

Affiant

Sworn to and subscribed before me this 18 day of July, 2013.

Notary Public

TANNER HERRICK
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires August 14, 2015

My Commission Expires:

August 15, 2015

4827-0073-9860.2
STORE/Famous Five
General Warranty Deed
5000 Old Hickory Blvd., Hermitage, TN 37076
7210/02-149.1

EXHIBIT A

Legal Description

Exhibit "A"

Legal Description

Real property in the City of Hermitage, County of Davidson, State of Tennessee, described as follows:

PROPERTY LOCATED IN THE 12TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT TO HERMITAGE MARKET PLACE, THIRD REVISION, OF RECORD IN PLAT BOOK 8250, PAGE 855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY WAMBLE AND ASSOCIATES, PLLC, ON JANUARY 27, 1998, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO WAL-MART PROPERTIES, INC., OF RECORD IN BOOK 5932, PAGE 557, R.O.D.C. TN, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE FOLLOWING THE SOUTH LINE OF SAID WAL-MART PROPERTY; SOUTH 83° 45' 32" EAST 63.42 FEET TO AN IRON ROD (NEW), BEING THE SOUTHEAST CORNER OF WAL-MART, ALSO BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT ELECTRIC POWER BOARD OF RECORD IN BOOK 3922, PAGE 468, R.O.D.C. TN; THENCE, FOLLOWING THE SOUTH LINE OF METROPOLITAN GOVERNMENT PROPERTY, SOUTH 83° 48' 00" EAST 304.75 FEET TO AN IRON ROD, (OLD), BEING A COMMON CORNER WITH LOT NO. 2 OF HERMITAGE MARKET PLACE; THENCE, FOLLOWING THE COMMON LINE WITH LOT NO. 2, SOUTH 00° 08' 34" WEST 180.84 FEET TO AN IRON ROD (OLD), BEING A COMMON CORNER WITH LOT NO. 1A OF HERMITAGE MARKET PLACE; THENCE FOLLOWING THE COMMON LINE WITH LOT NO. 1A, SOUTH 89° 59' 43" WEST 151.05 FEET TO AN IRON ROD (OLD); THENCE, SOUTH 55° 57' 48" WEST 81.55 FEET TO AN IRON ROD (OLD), BEING A NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09° 32' 04", A RADIUS OF 1,829.86 FEET, AN ARC LENGTH OF 304.51 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 28° 53' 13" WEST, 304.15 FEET TO THE POINT OF BEGINNING, CONTAINING 63,400 SQUARE FEET, OR 1.46 ACRES.

TOGETHER WITH ALL APPURTENANT RIGHTS AND EASEMENTS INCLUDING BUT NOT LIMITED TO, THOSE CONTAINED IN THE DECLARATION OF EASEMENTS, RESTRICTIVE COVENANTS, RESTRICTIONS AND CONDITION OF RECORD IN BOOK 10202, PAGE 607, AND THOSE CONTAINED IN RECIPROCAL CROSS PARKING EASEMENT AGREEMENT OF RECORD IN BOOK 10741, PAGE 821, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FFD-HERMITAGE, LLC, FROM CNL APF PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP BY DEED OF RECORD IN INSTRUMENT NO. 200109280105135, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO DESCRIBED AS:

BEING ALL OF THAT CERTAIN REAL PROPERTY LOCATED IN THE 12TH COUNCILMANIC OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND, LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY OF OLD HICKORY BOULEVARD (165' PUBLIC R/W) AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY IMPERIAL CATERING COMPANY, INC. (DEED BOOK 20010720, PAGE 77197), THENCE RUNNING WITH THE NORTHEASTERN RIGHT-OF-WAY OF SAID OLD HICKORY BOULEVARD WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1829.86' AND A ARC LENGTH OF 304.36', ALSO HAVING A CHORD BEARING AND DISTANCE OF N 28°51'54" W 304.01 FEET TO A 1/2" REBAR FOUND (BENT) AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY WLM RETAIL TRUST (DEED BOOK 8456, PAGE 59), THENCE RUNNING ALONG THE COMMON LINE OF WLM RETAIL TRUST S 83°57'05" E 63.13 FEET TO A 1/2" REBAR FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY METRO GOVERNMENT NE POWER BOARD (DEED BOOK 3922, PAGE 468), THENCE RUNNING WITH THE COMMON LINE OF SAID METRO GOVERNMENT NE POWER BOARD S 83°48'00" E 304.82 FEET TO A 1/2" REBAR FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY UP PROPERTIES OF TENNESSEE, LLC (DEED BOOK 20030407, PAGE 45695), THENCE RUNNING WITH THE COMMON LINE OF SAID UP PROPERTIES OF TENNESSEE, LLC S 00°08'02" W 180.88 FEET TO A NAIL FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY IMPERIAL CATERING COMPANY, INC., THENCE RUNNING WITH SAID IMPERIAL CATERING COMPANY, INC. S 89°57'55" W 151.01' TO A NAIL FOUND, THENCE S 55°57'25" W 81.62 FEET TO A 1/2" REBAR FOUND, THE POINT OF BEGINNING, CONTAINING 1.456 ACRES OR 63,419 SQUARE FEET, MORE OR LESS, ACCORDING TO A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR STORE CAPITAL, 5000 OLD HICKORY BOULEVARD, HERMITAGE, TN (FAMOUS DAVE'S RESTAURANT)", DATED JULY 11, 2013, PREPARED BY BARRETT SURVEYING GROUP, LLC, BEARING JOB NO. 13-06-05-21002.

TOGETHER WITH ALL APPURTENANT RIGHTS AND EASEMENTS INCLUDING, BUT NOT LIMITED TO, THOSE CONTAINED IN THE DECLARATION OF EASEMENTS, RESTRICTIVE COVENANTS, RESTRICTIONS AND CONDITIONS OF RECORD IN BOOK 10202, PAGE 607, AND THOSE CONTAINED IN RECIPROCAL CROSS PARKNG EASEMENT AGREEMENT OF RECORD IN BOOK 10741, PAGE 821, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-615579A-PHX1, BEARING AN EFFECTIVE DATE JUNE 26, 2013.

APN:

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2013 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Book 8250, Page 855, in the Register's Office for Davidson County, Tennessee.

3. Easement(s) for electric power transmission system together with rights of ingress/egress of record in Book 3948, page 777, and Book 5647, page 515, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Easements, Restrictive Covenants, Conditions and Restrictions of record in Book 10202, page 607, in the Register's Office for Davidson County, Tennessee.

5. Reciprocal Cross Parking Easement Agreement of record in Book 10741, page 821, in the Register's Office for Davidson County, Tennessee.