Davidson County	AFFIDAVIT
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Prepared by:

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SCRIVENER'S AFFIDAVIT

STATE OF PENNSYLVANIA)
)
COUNTY OF PHILADELPHIA)

I, Stephen M. Lyons III, being first duly sworn, do hereby make an oath as follows:

1. I am over the age of eighteen (18) years and competent to make this affidavit for the purposes herein contained.

2. On June 24, 2013, a Special Warranty Deed dated June 17, 2013 from USRP Funding 2001-A, LP to CNL APF Partners, LP was recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 20130624-0064637 (the "Deed").

3. This Affidavit is submitted for the sole purpose of correcting two errors in the legal description of the appurtenant easement described as "Tract II" in Exhibit A attached to the Deed.

4. The errors are described as follows:

a. The legal description of Tract II on Exhibit A refers to a "Shoney's Access Easement"; the correct reference is the "Shoney's Access Easement Area".

b. There was a sentence missing from the legal description of said Tract II; that missing sentence is set forth in the underlined portion of the partial description of Tract II set forth below:

All Easement rights accruing to Tract I granted in that certain Declaration of Easements, dated as of September 29, 1995 (the "Declaration"), by Shoney's Inc. recorded in Book 9815, page 258 in the Office of the Register of Deeds for Davidson County, Tennessee, and as set forth on the Plan of the Resubdivision of the Lebanon Pike Shoney's and Lee's, recorded in Book 9700, page 40, in the Office of the Register of Deeds for Davidson County, Tennessee, including, without limitation,.....

5. Attached hereto as Exhibit A is a copy of the corrected legal description as it should have appeared as Exhibit A to the Deed.

Further affiant sayeth not.

Stephen M. Lyons III

Date: September 3, 2013

STATE OF PENNSYLVANIA:

COUNTY OF PHILADELPHIA:

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Stephen M. Lyons III, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of September, 2013.

Notary Public

My commission expires: July 9 2015

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PAMELA BILLOPS, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 9, 2015

PAMELA BILLOPS * COMMONWEALTH OF PENNSYLVANIA * NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION

Tract I:
LAND in Davidson County Tennessee, being Lot No. 1, on the Plan of the Resubdivision of Lebanon Pike Shoney's and Lee's, of record in Book 9700, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the party of the first part by USRP Funding 2001-A, L.P., a Delaware limited partnership from U.S. Restaurant Properties Operating, L.P., a Delaware limited partnership by Quitclaim Deed recorded as Instrument No. 200409090109155 in the Register's Office of Davidson County, Tennessee.

Tract II:
All rights accruing to Tract I granted in that certain Declaration of Easements, dated as of September 29, 1995 (the "Declaration"), by Shoney's, Inc., recorded in Book 9815, page 258 in the Office of the Register of Deeds for Davidson County, Tennessee, and as set forth on the Plan of the Resubdivision of the Lebanon Pike Shoney's and Lee's, recorded in Book 9700, page 40, in the Office of the Register of Deeds for Davidson County, Tennessee, including, without limitation, a nonexclusive, perpetual easement, appurtenant to Tract I and for the benefit of the Owner (as defined in the Declaration to which reference is hereby made) of Tract I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for vehicular and pedestrian ingress and egress over, upon and across the Shoney's Access Easement Area (as defined and described in the Declaration, to which reference is hereby made for a more complete description).

LESS AND EXCEPT any portion of such property conveyed or taken for rights of way for public streets or roads.

Map/Parcel 95-4/187

True Copy Certification

I, Andrew Platt, 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, Sarah Buvala, a notary public for this county and state, Andrew Platt] 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: June 19, 2015

Notary' Seal (if on paper)

SARAH ANNE BUVALA
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires June 19, 2015