Requested by and
after recording return to:

This instrument prepared by:

After Recording Return to:
Stewart Title Guaranty Company
One Washington Mall, Suite 1400
Boston, MA 02108
Attn: Joseph Berry

Davidson County DEEDWARRSP
Recvd: 10/30/13 14:56 6 pgs
Fees:33.00 Taxes:5069.48
20131030-0112834

SPECIAL WARRANTY DEED
(Unit NSH010, Madison, Tennessee)

Address New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
ARC DB5PROP001, LLC 106 York Road, Jenkintown PA 19046	ARC DB5PROP001, LLC 200 Dryden Road, Suite 1100 Dresher PA 19025	05104012900

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

The actual consideration for this transfer is $1,370,130.

Affiant

Sworn to and subscribed before me, this 23 day of September, 2013.

Francesca Pascucci
Notary Public

My Commission Expires: September 5, 2015

FRANCESCA PASCUCCI
COMM. #1951169
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 5, 2015

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, CFKRY LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is 1345 Avenue of the Americas, 46th Floor, New York, New York 10105, by these presents does transfer, sell and convey unto ARC DB5PROP001, LLC, a Delaware limited liability company ("**Grantee**") whose mailing address is 106 York Road, Jenkintown, PA 19046, and Grantee's successors and assigns, that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "**Property**").

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 807 S. Gallatin Road, Madison, TN 37115-4601.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. 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. [Remainder of page intentionally left blank; Signatures on following pages]

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 23rd day of September, 2013.

GRANTOR: CFKRY LLC,
a Delaware limited liability company

By:_____
Name: Joshua A. Pack
Title: Authorized Signatory

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On September 27, 2013, before me, Francesca Pascucci, a Notary Public, personally appeared Joshua A. Pack, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Francesca Pascucci
Signature of Notary Public

FRANCESCA PASCUCCI
COMM. #1951169
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 5, 2015

Signature and Acknowledgment

LEGAL DESCRIPTION

807 S. Gallatin Road
Madison, Tennessee
Project No. 4258

Land in Davidson County, Tennessee, being Lot No. 14 and Lot No. 15 and the north 5 feet frontage and 5.7 feet rear of Lot No. 16 on the Revised Plan of Power & Roth's Madison Park Subdivision, Block B, of record in Plat Book 843, page 7, Register's Office for said county, together with a portion of an abandoned roadway and shown on and described according to a copy of a survey made August 12, 1963 by Wm. Collier Parrish-Associates, Civil Engineers, as follows: Said Lots and part of said Lot adjoin and front together 125 feet on the easterly side of Gallatin Road, as now widened and located, and extends back between lines, 230.1 feet on the north line and 230.45 feet on the south line, to a dead line in the rear on which they measure 125.7 feet.

Being the same property conveyed to The Krystal Company, a Tennessee Corporation by Deed from First American Bank, of Nashville, N.A., Trustee, dated 05/20/1982 and filed for record on 05/21/1982 in Book 5889, Page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CFKRY LLC, a Delaware limited liability company by Deed from The Krystal Company, a Tennessee Corporation, dated 03/14/2012 and filed for record on 03/30/2012 in Instrument 201203300027277, Register's Office for Davidson County, Tennessee.

EXHIBIT B – PERMITTED EXCEPTIONS

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.

2. All matters as set forth per Plat Book 843, Page 7, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 3339, Page 334, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 3371, Page 406, said Register's Office.

5. Memorandum of Lease of record in Instrument 201203300027281, said Register's Office.

6. Right of Way for Gallatin Pike, as much as therein may lie.

7. County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

8. City of Murfreesboro taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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 TENNESSEE

County of RUTHERFORD

Personally appeared before me, Kathy Jones, a notary public for this county and state, Sandra S. Jackson, 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: 12-22-13

Notary Seal

