BILL GARRETT, Davidson County
Trans:T20140024667 DEEDWARRSP
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Fees:33.00 Taxes:54970.39
20140411-0030502

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 9 day of April, 2014 by **MCPA-MASS (TN) ASSOCIATES**, a Tennessee general partnership ("Grantor"), and **STORE MASTER FUNDING VI, LLC**, a Delaware limited liability company, with an address of 8501 E. Princess Drive, Suite 190, Scottsdale, Arizona 85255 ("Grantee").

WITNESSETH That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

The real estate described on Exhibit A hereto.

Being property described in deed recorded as instrument 20010327-0029488, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all improvements and fixtures thereon and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the real estate to the Grantee, its successors and assigns, against the lawful claims of all persons claiming the same by, through, or under Grantor, but not further or otherwise; provided, however, that this conveyance is subject to those certain matters and conditions identified on Exhibit B attached hereto.

WITNESS the signature of Grantor, acting through its duly authorized general partner, as of the day and year first above written.

MCPA-MASS (TN) ASSOCIATES, a Tennessee general partnership

By: GUITAR MASS (TN) QRS 14-37, INC., a Delaware corporation, its managing venturer

By: _____
Name: Darren R. Postel
Title: Director

STATE OF New York

COUNTY OF New York

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Darren R. Postel, with whom I personally am acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of GUITAR MASS (TN) QRS 14-37, INC., a Delaware corporation, the managing venturer of maker MCPA-MASS (TN) ASSOCIATES, a Tennessee general partnership, and that he as such officer of said managing venturer of maker, being duly authorized to do so, executed the foregoing instrument on behalf of maker for the purposes therein contained, by signing the name of maker, by such general partner, by himself as such officer.

Witness my hand and seal, at office, this 31st day of March, 2014.

_____
Notary Public

My Commission Expires:

SARAH ADELIA ELLIS
Notary Public, State of New York
No. 01EL6251907
Qualified in New York County
Term Expires November 21, 2015

4832-0807-0169.1
STORE/Gibson
641-657 Massman Drive, Nashville, TN 37210
File No.: 7210/02-215.1

Map 95-9, Parcel: 61

Property Address: 641-657 Massman Drive, Nashville, TN 37210

Name and Address of New Owner: STORE Master Funding VI, LLC, 8501 E. Princess Drive, Suite 190, Scottsdale, Arizona 85255

Mail Tax Bills To: Gibson Guitar Corp., 309 Plus Park Boulevard, Nashville, Tennessee 37217

This Instrument Prepared By: Kelly G. Reynoldson, Esq., Kutak Rock LLP, 1801 California St., Ste. 3000, Denver, Colorado 80202

Return To: First American Title Insurance Company, 633 Third Avenue, New York, NY 10017, Attn: Jennifer D. Panciera

I hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of property transferred, whichever is greater, is $14,856,860.81 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[NOTE: THIS MUST BE EXECUTED BY GRANTEE'S AGENT]

Affiant

Subscribed and sworn to before me this 20 day of March, 2014.

Notary Public

My Commission Expires:
3-30-14.

LESA D FERRIS
Notary Public—Arizona
Maricopa County
Expires 03/30/2014

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

641-657 Massman Drive, Nashville, TN 37210

Being a parcel of land located in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located along the Northerly right-of-way of Massman Drive between Appleton Drive and Acorn Drive, being Lot No. 1 as shown on Consolidation Plat, Gibson Guitar Corporation of record in Instrument No. 200006120058576, R.O.D.C. and being more particularly described as follows:

Beginning at an existing iron pin located in the Northerly right-of-way of Massman drive, said iron pin being 291.21 feet East of the center line of Appleton Drive as measured along the Northerly right-of-way of Massman Drive, said iron pin also being the common lot line between Lot Nos. 58 of the recorded plat of Section 50, Metropolitan Industrial Park of record in Plat Book 4715, Page 160, R.O.D.C. and herein described Lot No. 1;

Thence, leaving said Northerly right-of-way of Massman Drive with the Easterly line of Lot No. 58, of the Section 50, Metropolitan Industrial Park, North 27 degrees 58 minutes 00 seconds West, 260.00 feet to a point in the Southerly boundary of Lot No. 4, Section 4, Resubdivision of Lot 4, Metropolitan Industrial Park of record in Plat Book 4300, Page 34, R.O.D.C.;

Thence, with said southerly boundary of said Lot 4, North 62 degrees 02 minutes 00 seconds East, 100.00 feet to a point in the Southeast corner of said Lot No. 4;

Thence, with said Easterly boundary of Lot No. 4 North 27 degrees 58 minutes 00 seconds West, 726.00 feet to a point to the center of Mill Creek;

Thence, with said center of Mill Creek the following calls:

North 78 degrees 09 minutes 00 seconds East, 432.87 feet to a point;

North 78 degrees 55 minutes 00 seconds East, 916.21 feet to a point;

South 75 degrees 03 minutes 00 seconds East, 466.64 feet to a point;

Thence, leaving said center of Mill Creek with the Westerly boundary of Elm Hill Acres, Section 4 of record in Plat Book 2331, Page 118, R.O.D.C., South 19 degrees 40 minutes 51 seconds East, 350.45 feet to an existing monument in the Northeast corner of Lot No. 53 of the Revised Metropolitan Industrial Park, Section 45, of record in Plat Book 4715, Page 127 R.O.D.C.;

Thence, with said Northerly boundary of said Lot No. 53 the following calls:

South 70 degrees 19 minutes 09 seconds West, 197.09 feet to a point;

South 38 degrees 18 minutes 00 seconds West, 171.13 feet to an existing monument in the Easterly right-of-way of Acorn Drive;

Thence, with said Easterly right-of-way of Acorn Drive and a curve to the left 14.29 feet to an existing monument, said curve having a central angle of 01 degree 36 minutes 00 seconds, a radius of 511.65

feet, a tangent of 7.14 feet and a chord of North 52 degrees 30 minutes 00 seconds West, 14.29 feet;

Thence, continuing with sold Easterly right-of-way the following calls:

North 53 degrees 18 minutes 00 seconds West, 88.88 feet to an existing iron pin; with a curve to the left 162.45 feet to an existing monument in the Northerly right-of-way of Massman Drive, said curve having a central angle of 84 degrees 37 minutes 00 seconds, a radius of 110.00 feet, a tangent of 100.12 feet and a chord South 84 degrees 23 minutes 30 seconds West, 148.08 feet;

Thence, continuing with sold Northerly right-of-way of Massman Drive the following calls:

with a curve to the right 257.59 feet to a point, said curve having a central angle of 19 degrees 57 minutes 00 seconds, a radius of 739.79 feet, a tangent 130.11 feet and a chord of South 52 degrees 03 minutes 30 seconds West, 256.29 feet;

South 62 degrees 02 minutes 00 seconds West, 898.80 feet to the Point of Beginning.

Being the same property conveyed to MCPA-Mass (TN) Associates, a Tennessee joint venture, from Gibson Guitar Corp. by deed of record in Instrument No. 200103270029488, in the Register's Office for Davidson County, Tennessee.

Being the property described in deed recorded as instrument 20010327-00229488, Register's Office, Davidson County, Tennessee

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.

2. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

3. All matters shown on the plat of record in Instrument No. 20006120058576, in the Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 200012120122479, in the Register's Office for Davidson County, Tennessee.

5. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

7. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.

8. Memorandum of Lease by and between MCPA-Mass (TN) Associates and Gibson Guitar Corp., of record in Instrument No. 200103270029490, in the Register's Office for Davidson County, Tennessee; First Amendment to Lease Agreement dated July 31, 2002 containing a Right of First Offer.

9. The following matters disclosed by an ALTA/ACSM survey made by Denham Land Surveyors LLC on February 27, 2014, last revised _____, designated Job No. 14-02-03-18029:

   a. Building encroaches into the 50 foot buffer area 47' x 350', more or less.

10. A deed of trust to secure an indebtedness in the original principal amount of $15,200,000 recorded April __, 2014 as Document No. _____ of Official Records.

    Dated: April __, 2014
    Trustor: STORE Master Funding VI, LLC, a Delaware limited liability company
    Trustee: William L. Rosenberg
    Beneficiary: Citibank, N.A.