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Prepared by:
Frederick B. Tyler, Jr., Esq.
Waffle House, Inc.
5986 Financial Drive
Norcross, Georgia 30071
(770) 729-5700
(counsel to Grantee only)

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mid South Waffles, Inc. Attn: Tax Dept. 5986 Financial Drive Norcross, GA 30071	Same	**Map & Parcel #095-040-246.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MRS. W, L.P.**, a Georgia limited partnership, formerly known as Mrs. Winners, L.P., a Georgia limited partnership (hereinafter "Grantor") does by these presents hereby quitclaim, transfer and convey unto **MID SOUTH WAFFLES, INC.**, a Georgia corporation (hereinafter "Grantee"), its heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and made a part hereof (hereinafter, the "Property"). Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property located at 2625 Lebanon Pike, Nashville, TN 37214.

It is understood that this is a Quitclaim Deed for the purpose of conveying whatever interest, if any, the Grantor may have in and to the Property. No warranties, either express or implied, are made by the Grantor concerning the title of the Property.

[Remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of June, 2014.

GRANTOR:
MRS. W, L.P.,
a Georgia limited partnership

By: Old Winn Corp., a Georgia corporation,
its General Partner

By: _____
Name: J. Russell Welch
Title: Senior Vice President

THE STATE OF GEORGIA
COUNTY OF Fulton

Before me, the undersigned Notary Public, of the State and County aforesaid, on this day personally appeared **J. Russell Welch** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of Old Winn Corp., a Georgia corporation, the General Partner of **MRS. W, L.P.**, a Georgia limited partnership, the within named Grantor, and that he, as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said corporation as general partner by himself as such Senior Vice President.

WITNESS my hand, at office, this 24 day of June, 2014.

Deborah Lynn Goodman
Notary Public

My Commission Expires: _____

DEBORAH LYNN GOODMAN NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 18, 2014

[AFFIX NOTARY STAMP/SEAL]

STATE OF GEORGIA
COUNTY OF Fulton

The actual consideration or value (whichever is greater) for this transfer is **$0.00**.

Affiant, **J. Russell Welch**

Subscribed and sworn to before me, this 24 day of June, 2012.

Deborah Lynn Goodman
Notary Public

My Commission Expires: _____

DEBORAH LYNN GOODMAN NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 18, 2014

[Affix Notary Seal/Stamp]

EXHIBIT "A"

(Legal description of the "Property")

Land situated in the 15th council district, Nashville, Davidson County, Tennessee, being Parcel 246 on Tax Map 95-04, being further described as Lot 3 on the Plan of Resubdivision of the Lebanon Pike Shoney's and Lee's, of record in Plat Book 9700, page 40, in the Register's Office for Davidson County, Tennessee, to which plan references is hereby made for a more complete description, and being the same land conveyed to Mrs. Winner's, L.P.(now known as Mrs. W, L.P.) by special warranty deed from Shoney's, Inc., of record in Deed Book 9815, Page 285, in the Register's Office for Davidson County, Tennessee; and being more particularly described by metes and bounds as follows:

Commencing at an uncapped 1 inch diameter rod found on the southerly margin of Lebanon Pike, said rod being the northeasterly corner of Parcel 187 on Tax Map 95-04, thence westerly along the margin, a distance of 320 feet to a 5/8 inch capped iron rod set, said rod being the northeastern corner of the herein described Lot 3, the northwestern corner of lands owned by R C and K Investments, LLC, of record in Instrument Number 20120221-0014617, in the Register's Office for Davidson County, Tennessee, and the Point of Beginning;

Thence leaving the margin of Lebanon Pike, South 11 degrees 11 minutes 21 seconds West, a distance of 219.91 feet to a 5/8 inch capped iron rod set in the line of Audis Mark Fox & Lynnette R. Fox, of record in Deed Book 10910, Page 550, in the Register's Office for Davidson County, Tennessee;

Thence North 78 degrees 30 minutes 43 seconds West, a distance of 68.32 feet to a 5/8 inch capped iron rod set in the line of Joh Properties, LLC, of record in Instrument Number 20090522-0047538, in the Register's Office for Davidson County, Tennessee;

Thence North 03 degrees 41 minutes 09 seconds East, passing near an iron rod found at the north east corner of Joh Properties, LLC at 16.9 feet, and continuing with the line of Eric K. Wood, Sr. of record in Instrument Number 20070426-0049792, in the Register's Office for Davidson County, Tennessee, a total distance of 42.93 feet to an uncapped iron rod found;

Thence leaving the land of Eric K. Wood, Sr. and with the line of B.J. Real Estate, LLC, of record in Instrument Number 20010816-0088844, in the Register's Office for Davidson County, Tennessee, North 2 degrees 14 minutes 59 seconds East, a distance of 174.58 feet to a found rail spike on the southerly margin of Lebanon Pike;

Thence with the margin of Lebanon Pike along a curve to the right having a radius of 2829.85 feet, an arc length of 101.16 feet, a chord bearing of South 81 degrees 22 seconds 36 minutes East, and a chord distance of 101.16 feet to the Point of Beginning, containing 0.422 acres of land and being a portion of the same lands conveyed to Shoney's, Inc. by deed from Commerce Union Bank, Successor Trustee, under the terms of an Agreement with Harold E. Stanford, of record in Deed Book 5909, Page 650, in the Register's Office for Davidson County, Tennessee.

The above metes and bounds description is based upon a survey performed by Dale and Associates on September 13, 2013 under the supervision of Steven C. Matthews, a Registered Land Surveyor in the State of Tennessee, RLS# 2352.