This instrument was prepared by:
Robert G. Boyle, Jr.
Kaplan Voekler Cunningham & Frank PLC
1401 East Cary Street
Richmond, VA 23219

After recording mail to:
First American Title Insurance Co.
414 Union Street
Suite 1205
Nashville, TN 37219

Tax Parcel No.: 11812006000

Davidson County DEEDWARRSP
Recvd: 01/28/16 15:49 9 pgs
Fees:48.00 Taxes:10175.00
20160128-0008538

For Recorder's Use Only

SPECIAL WARRANTY DEED

(Pla Mor Lanes, Nashville, TN)
(Center No. 48)

This **SPECIAL WARRANTY DEED**, made this 28th day of January, 2016, between **iSTAR BOWLING CENTERS I LP**, a Delaware limited partnership, having an address of 1114 Avenue of the Americas, 39th Floor, New York, NY 10036 ("Grantor"), and **2906 FOSTER CREIGHTON DRIVE, LLC**, a Tennessee limited liability company, having an address of 2932 Foster Creighton Road, Nashville, Tennessee 37204 ("Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid by the Grantee, does hereby grant, bargain, sell, convey and confirm unto the Grantee, and the heirs or successors and assigns of the Grantee, forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the County of Davidson and State of Tennessee (the "Property"):

See "Exhibit A" attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Property to the center lines thereof; **TOGETHER** with the hereditaments and appurtenances and all the estate and rights of the Grantor in and to the Property; **TO HAVE AND TO HOLD** the Property unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

AND the Grantor covenants that the Grantor, during the period that Grantor has owned title to the Property, has not done or suffered anything whereby the Property has been encumbered in any way whatever, except as set forth on "Exhibit B" attached hereto and made a part hereof; and that the Grantor will warrant and defend the Property against all persons claiming by, through or under the Grantor, but not otherwise.

AND the Grantor does fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE CONVEYANCE MADE BY GRANTOR HEREIN IS SUBJECT TO THE RESTRICTION THAT GRANTEE, AND ITS SUCCESSORS AND ASSIGNS AS THE OWNER OF THE PROPERTY HEREBY CONVEYED, WILL NOT OPERATE A BOWLING CENTER OR BOWLING FACILITY ON THE PROPERTY, NOR ALLOW ANY BOWLING USE TO BE CONDUCTED THEREON OR ANY BOWLING EQUIPMENT (BOWLING BALLS, PIN SETTERS, BOWLING LANES, ETC.) TO BE USED OR STORED IN ANY BUILDING LOCATED ON THE PROPERTY, FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE HEREOF. THIS RESTRICTION SHALL BIND GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS AND IS EXPRESSLY INTENDED TO RUN WITH THE LAND BEING HEREBY CONVEYED.

(Signatures on Following Pages)

IN WITNESS WHEREOF, the Grantor has duly executed this deed by its duly authorized officer or representative, on the day and year first above written.

iSTAR BOWLING CENTERS I LP,
a Delaware limited partnership

By: _____
Name: Catherine E. Tenney
Title: Senior Vice President

STATE OF New York)

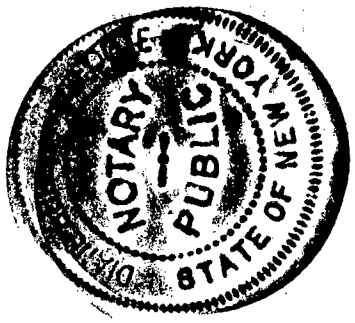
COUNTY OF New York)

On the 27th day of January, in the year of 2016, before me, the undersigned, personally appeared Catherine E. Tenney personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

My Commission Expires: August 12, 2018

DIANE BUGLEWICZ FOOTE
Notary Public, State of New York
No. 01BU6079163
Qualified in New York County
Commission Expires August 12, 2018



STATE OF TENNESSEE
COUNTY OF DAVIDSON

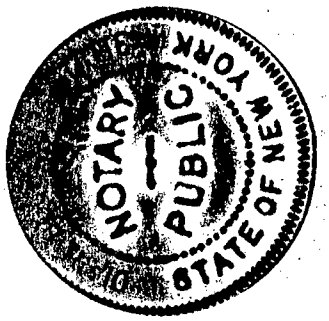
The actual consideration or true value, whichever is greater for this transfer is $2,750,000.00.

Affiant Catherine E. Tenney
Senior Vice President

Subscribed and sworn before me, this 27th day of January, 2016.

Notary

DIANE BUGLEWICZ FOOTE
Notary Public, State of New York
No. 01BU6079163
Qualified in New York County
Commission Expires August 12, 2018



Mail Tax Bills To:

Ireland Road South Bend, LLC
2932 Foster Creighton Road
Nashville, Tennessee 37204

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1

Land in Davidson County, Tennessee, being Lots No. 61, 62, 66 and 67 on the plan of Sidco Subdivision, Section III, a plat of which is of record in Book 2663, page 41, in the Register's Office for Davidson County, Tennessee.

Parcel 2

A perpetual non-exclusive easement for the benefit of Parcel 1 for the purpose of sewer, water and electric service as set forth in the warranty deed dated December 27, 1957 and recorded December 27, 1957 in Book 2707, page 619.

BEING the same property conveyed to iStar Bowling Centers I LP by deed from AMF Bowling Centers, Inc., dated February 27, 2004, recorded June 10, 2004, the Register's Office of Davidson County, Tennessee as Instrument #20040610-0069047.

EXHIBIT "B"

Title Exceptions (Center No. 48)

(a) Real estate taxes, assessments and other governmental charges not yet due and payable.

(b) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SIDCO SUBDIVISION, SECTION III, as recorded in Plat Book 2663, Page(s) 41, Register's Office for Davidson County, Tennessee.

(c) Easement for Sewer/Water/Electric Services to Suburban Industrial Development Company, recorded in Book 2707, Page 619, Register's Office for Davidson County, Tennessee.

(d) Reservation to the United States of America of all fissionable material recorded in Book 2152, Page 347, Register's Office for Davidson County, Tennessee.

(e) Matters depicted in the survey by John Coke Smith III for Bock and Clark, dated January 22, 2004, Job No. 01220440.

(f) Any mineral or mineral rights leased, granted or retained by the current or prior owners.

(g) Liability as to taxes resulting from supplemental, revised or correction assessment pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

(h) Intentionally Omitted

(i) Subject to the Charter Right of Way of the L&N Railroad.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: