PREPARED BY:
John W. Lewis, Esq.
Lewis, Thomason, King, Krieg & Waldrop, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219

RECORDING DATA:

OWNER AND RESPONSIBLE TAXPAYER:
Cook Out-Charlotte Pike, Inc.
Tax Map 091-14-0, Parcel 091.00
19 Laura Lane, Suite 300
Thomasville, NC 27360

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 850,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fidelity National Title Ins. Co.
By: [signature]
Affiant

Subscribed and sworn to before me this 19th day of April, 2016

[signature]
Notary Public
My commission expires: 5-23-2016

-seal-

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20160032353 DEEDWARR
Recvd: 04/20/16 10:00 4 pgs
Fees:23.00 Taxes:3145.00
20160420-0038178

WARRANTY DEED

THIS DEED, made as of the 19 day of April, 2016, between **AJS ASSOCIATES, a Kentucky General Partnership known in the State of Tennessee as AJS ASSOCIATES** (herein "Grantor"), and **Cook Out-Charlotte Pike, Inc.**, a Tennessee corporation (herein "Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described Premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

Land in Davidson County, Tennessee, being Lots 2 and 3 on the Map of West Nashville Heights as of record in Book 332, page 127, said Register's Office, and the southerly half of a 12 foot alley #1520 closed by ordinance #67-102 of the Metropolitan Council described as follows:

Lots Nos. 2 and 3 and the southerly half of a 12 foot alley front 100 feet on the northerly side of Charlotte Pike and runs back 168.2 feet on the westerly line and 164.0 feet on the easterly line to a line in the rear which measures 100 feet thereon.

The above described property was conveyed to KFC National Management Company by deed from J. Marvin Hopper of record in Book 6262, page 601, Register's Office for Davidson County, Tennessee.

The above described property was further conveyed to AJS Associates, a Kentucky General Partnership, by deed from KFC National Management Company of record in Book 11497, page 318, Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is improved with a property address of: 5802 Charlotte Avenue, Nashville, Tennessee. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

Tax Parcel # 091-14/091.00

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself and its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises; has full power, authority and right to convey the same; that such Premises are free from all encumbrances and those matters described herein; and will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the date first above written.

AJS ASSOCIATES, a Kentucky general partnership
By: ALICE J. SCHLEICHER OF HUNTSVILLE, INC., an Indiana corporation, its General Partner

By: _____
Name: Richard L. Schleicher
Title: President of Alice J. Schleicher of Huntsville, Inc., Partner

State of Indiana)
)
County of Clark)

Before me, a Notary Public, in and for said County and State, personally appeared AJS ASSOCIATES, a Kentucky general partnership, by and through its daily authorized officer Alice J. Schleicher of Huntsville, Inc., its General Partner, by Richard L. Schleicher, President of Alice J. Schleicher of Huntsville, Inc., and acknowledges the execution of the foregoing Warranty Deed to be its free and voluntary act and deed for the use and purposes expressed therein.

Witness my hand and Seal in said State and County this 18th day of Apr. 1, 2016.

_____
NOTARY PUBLIC

Christina Marie Franklin
PRINTED NAME

My commission expires:

08-20-2023

Resident of Clark County, IN

Seal
CHRISTINA MARIE FRANKLIN
Clark County
NOTARY PUBLIC
Comm. # 671950
NOTARY SEAL
My Commission Expires 08-20-2023
STATE OF INDIANA

AJS ASSOCIATES, a Kentucky general partnership
By: OBERST CORPORATION, a Kentucky corporation, its General Partner

By: _____
Name: Charles R. Oberst
Title: Director of Oberst Corporation

State of ~~Indiana~~ KY)
)
County of Clark Jefferson

Before me, a Notary Public, in and for said County and State, personally appeared AJS ASSOCIATES, a Kentucky general partnership, by and through its daily authorized officer Oberst Corporation, its General Partner, by Charles R. Oberst, Director of Oberst Corporation, and acknowledges the execution of the foregoing Warranty Deed to be its free and voluntary act and deed for the use and purposes expressed therein.

Witness my hand and Seal in said State and County this 18th day of Apr., 2016.

_____
NOTARY PUBLIC

Keith MacDonald
PRINTED NAME

My commission expires:

08/08/2016

KEITH MACDONALD
NOTARY PUBLIC
ID NO. 472137
MY COMMISSION EXPIRES
8/8/2016
STATE AT LARGE, KY.

Resident of ~~Clark County, IN~~ Jefferson County, KY

- seal -