This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

FILE BOX 57

RECORDING FEE 12.00
STATE TAX 592.00
REGISTER'S FEE 1.00
TOTAL PAID 605.00
RECEIPT NO. 29334

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Five Star Investments, LP c/o William E. Knestrick P. O. Box 111269 Nashville, TN 37222-1269	SAME	Rutherford County Map 17 Parcel 2.07 Davidson County Map 183 Parcel 61

018185 BOOK 9730 PG 16

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Walter G. Knestrick (the "Grantor") does hereby bargain, sell, transfer and convey unto Five Star Investments, LP, a Tennessee Limited Partnership (the "Grantee") its successors and assigns, all his right title and interest in and to property located in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and in the Third Civil District of Rutherford County, Tennessee, being more fully described as follows according to a survey by Dale & Associates dated September 12, 1989:

Beginning at an iron pin set on the easterly margin of J. P. Hennessy Blvd. at the northerly end, the northeasterly return curve at the intersection of J. P. Hennessy Blvd. and the proposed extension of Corporate Place and proceeding as follows:

Southeastwardly with a 25 foot radius curve to the left, 39.27 feet to an iron pin set. Said curve has a chord bearing and distance of South 16 deg. 45' 26" East, a distance of 35.36 feet to a point; thence South 61 deg. 45' 26" East, a distance of 460.00 feet to a witness iron pin and continuing 50.00 feet, in all 510.00 feet, to a point in relocated Hurricane Creek; thence with said Creek, North 28 deg. 14' 34" East, a distance of 226.13 feet to a point; thence leaving said Creek and along a line, South 84 deg. 58' 56" East, a distance of 480.73 feet to a point in International Boulevard; thence along said westerly margin of International Boulevard, South 4 deg. 18' 26" West, a distance of 50.00 feet to an iron pin; thence along a line, being the common property line of Interchange City Associates, Ltd., Tract 217-A, South 28 deg. 45' 00" West, a distance of 628.10 feet to an iron pin; thence along the common property line of Bridgestone Tire Manufacturing, North 84 deg. 25' 03" West, a distance of 491.73 feet to a point in relocated Hurricane Creek; thence with the Creek, North 27 deg. 49' 33" East, a distance of 387.62 feet to a point; thence with the South right-of-way line of the proposed extension of Corporate Place, North 61 deg. 45' 26" West, a distance of 50.00 feet to a witness iron pin and continuing 450.91 feet, in all 509.91 feet, to an iron pin set; thence with 25 foot radius curve to the left, 39.27 feet to an iron

pin set on the easterly right-of-way line of J. P. Hennessy Blvd., said curve has a chord bearing and distance of South 73 deg. 14' 34" West, a distance of 35.36 feet; thence with J. P. Hennessy Blvd., North 28 deg. 14' 34" East, a distance of 110.00 feet to the point of beginning and containing 7.86 acres, more or less.

Being the same property conveyed to Walter G. Knestrick by warranty deed from Cordell P. Kidd and Newt A. Solomon of record in Deed Book 7941, page 558, Register's Office for Davidson County, Tennessee and Deed Book 434, page 574, Register's Office for Rutherford County, Tennessee.

This property is unencumbered except for the following matters to which this conveyance is made subject:

1. Current years taxes to Davidson County, Rutherford County and City of LaVergne, which taxes are prorated and hereby assumed by Grantee.

2. Restrictive covenants contained in an instrument of record in Book 217, page 402, Register's Office for Rutherford County, Tennessee, and in Book 4673, page 508, Register's Office for Davidson County, Tennessee.

3. Subject to a 20-foot easement for overhead power lines, of record in Book 5680, page 967, and Book 5680, page 971, Register's Office for Davidson County, Tennessee.

4. Subject to water and sewer lines, railroad tracks and flood zone for Hurricane Creek, as shown on the survey of Dale & Associates, Inc.

5. Lease Agreement, of record in Book 7432, page 128, Register's Office for Davidson County, Tennessee, and in Book A-572, page 68, Register's office for Rutherford County, Tennessee.

6. All matters shown on survey of Dale and Associates, dated September 12, 1989.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Five Star Investments, LP, its successors and assigns, forever.

AND Walter G. Knestrick does covenant with the said Five Star Investments, LP that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as specified above.

AND Walter G. Knestrick does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Five Star Investments, LP, its successors and assigns against the lawful claims of all persons whomsoever.

ANNE H. KNESTRICK joins in this conveyance for the purpose of quitclaiming any interest she may have, including without limitation marital rights, in the within described property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 2nd day of JUNE, 1995.

Walter G. Knestrick
WALTER G. KNESTRICK

Anne H. Knestrick
ANNE H. KNESTRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $160,000.00.

Walter G. Knestrick
AFFIANT

Julia W. Bradley
NOTARY PUBLIC

JULIA W. BRADLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: Jan. 24, 1998.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, WALTER G. KNESTRICK and wife, ANNE H. KNESTRICK, the bargainors, with whom I am personally acquainted, and who acknowledged, under oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 2ND day of July, 1995.

Julia W. Bradley
NOTARY PUBIC

JULIA W. BRADLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: Jan. 24, 1998

0078754
IDENTIFICATION REFERENCE
95 JUL 13 AM 8:10
FELIX Z. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

State of Tennessee, Rutherford County
I, Mark H. Moshea, Register of said county and state do certify that the foregoing instrument is registered in said office in book 551 page 647 that it was received July 3 1995 at 8:00 o'clock A M and entered in notebook 46 page 393 Mark H. Moshea, Reg. Jan Bradley Deputy

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SCHECK 12.00