Davidson County DEEDWARR
Recvd: 04/06/01 10:26 4pgs
Fees:19.00 Taxes:1017.50
20010406-0033796

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Antioch Plaza Partners
2617 Grandview Avenue
Nashville, TN 37211
Attn: William E. Knestrick

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 134-5
Parcel 2, 3 and 4

PICK-UP

GENERAL WARRANTY DEED

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **FIVE STAR INVESTMENTS, L.P.**, a Tennessee limited partnership (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **ANTIOCH PLAZA PARTNERS**, a Tennessee general partnership (hereinafter the "GRANTEE"), its successors and assigns, those certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is unimproved property located on Antioch Pike, Nashville, Davidson County, Tennessee.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed as of this 30th day of March, 2001.

FIVE STAR INVESTMENTS, L.P.

By: STAR PROPERTIES, INC.
Its: General Partner

By: _____
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William E. Knestrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President of the GP of Five Star Investments, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such President of the GP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by him self as President.

WITNESS my hand, at office, this 30th day of March, 2001.

_____
Notary Public

My Commission Expires: WELL
Notary Public, Davidson Co., TN
My Commission Expires May 30, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $275,000.00.

_____
AFFIANT

Subscribed and sworn to before me this
30th day of March, 2001.

_____
Notary Public

My Commission Expires: _____

161599.1 / 4091-15

EXHIBIT A

Legal Description

Beginning at an Iron rod situated in the easterly margin of Antioch Pike, said point being the southwest corner of the Wallace Hutcherson property of record in Book 6519, Page 703, R.O.D.C., Tn.

Thence, leaving said road, N 72deg18'56" E, a distance of 435.55 feet to an Iron rod;

Thence, S 07deg41'13" W, a distance of 176.26 feet to an Iron rod;

Thence, S 08deg15'55" W, a distance of 123.77 feet to an Iron rod;

Thence, S 77deg59'06" W, a distance of 243.41 feet to an Iron rod situated in the easterly margin of Antioch Pike;

Thence, along said road, along a curve to the left, having a central angle of 01deg02'05", a radius of 9586.00 feet, a tangent of 86.55 feet, a length of 173.10 feet, and having a chord which bears N 31deg50'57" W, a distance of 173.10 feet to an Iron rod;

Thence, along said road, N 32deg49'36" W, a distance of 81.50 feet to the point of beginning and containing 87,953.312 square feet or 2.019 acres of land more or less, described according to an As-Built Survey, Antioch Strip Center, dated July 13, 2000, last revised March 6, 2001, prepared by Steven D. Delle, Tennessee No. 1710, Dale and Associates, 516 Heather Place, Nashville, Tennessee 37204.

This is improved property known as 1308, 1310, 1314 Antioch Pike, Nashville, Tennessee.

Being the same property conveyed to Five Star Investments, L.P. by deed of record in Book 10807, page 35, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Matters shown on the Plan of record as Instrument No. 20001130-0117583, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6154, page 519, Register's Office for Davidson County, Tennessee.

3. Boundary Line Agreement of record in Book 6519, page 701, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record as Instrument No. 20001113-0112422, Register's Office for Davidson County, Tennessee.

5. Matters shown on As-Built Survey, Antioch Strip Center, dated July 13, 2000, last revised March 6, 2001, prepared by Steven D. Delle, Tennessee No. 1710, Dale and Associates, 516 Heather Place, Nashville, Tennessee 37204.