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This Instrument Prepared By:
Gibson, Gregory & Gwyn
Suite 1900, 201 Fourth Avenue, North
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/06/03 16:22 2pgs
Fees:13.00 Taxes:3737.00
20030606-0078731

ADDRESS NEW OWNER:

Ilene Gibbs
113 South Village Way
Jupiter, FL 33458

SEND TAX BILL:
New Owner

MAP AND PARCEL:
Map 86
Parcel 85

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Evangelos Darsinos ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Ilene Gibbs as to an undivided fifty percent (50%) interest and API Properties 268 LLC, a Nevada limited liability company as to an undivided fifty percent (50%) interest, ("Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of First Revision, Walgreens, as of record in Plat Book 9700, page 919, amended in Plat Book 11700, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Evangelos Darsinos by QuitClaim Deed from Bill Sioutis of record in Book 11496, page 197, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims by and through the Grantor, but not further. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 5th day of June, 2003.

Evangelos Darsinos

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Evangelos Darsinos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5th day of June, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $1,010,000.00.

AFFIANT

Subscribed and sworn to before me
this 5th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005