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TRACT

SPECIAL WARRANTY DEED

FROM: TriStar Ventures, LLC

TO: Murfreesboro Road Realty, G.P.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Murfreesboro Road Realty, G.P. 401 East Las Olas Boulevard Suite 1000 Fort Lauderdale, FL 33301	Same	Map 106-16, Parcel 46.02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,600,000.00.

Michael O Roberts
Affiant

Sworn to and subscribed before me, this 24th day of July, 2006.

Traci Henry
NOTARY PUBLIC
AT LARGE Notary Public

My Commission Expires: TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TriStar Ventures, LLC** (hereinafter the "Seller") by these presents does transfer, sell and convey unto **Murfreesboro Road Realty, G.P.** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at Murfreesboro Road and Thompson Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 21st day of July, 2006.

SELLER: **TRISTAR VENTURES, LLC**

By: Sameer Alkanshaly

Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Marshall L. Hix, a Notary Public of said County and State, personally appeared Sameer Alkanshaly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of TriStar Ventures, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of July, 2006.

Notary Public

My Commission Expires: September 20, 2008

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

EXHIBIT A

PROPERTY DESCRIPTION

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:

BEGINNING at an iron pin on the southerly margin of Murfreesboro Road, said iron pin being north 50 deg. 28 min. West 239.71 feet from the northerly margin of Thompson Lane; also being the northeast corner of the property conveyed to the Krystal Company from Martin Theaters, Book 3647, page 131, Register's Office for said County and State; thence with the southerly margin of Murfreesboro Road, south 50 deg. 28 min. East 208.20 feet to a concrete monument; thence around a curve having a 25 foot radius 45.01 feet to a concrete monument on the northerly margin of Thompson Lane; thence with the margin of Thompson Lane, south 52 deg. 41 min. West 153.33 feet to an iron pin; thence leaving the northerly margin of Thompson Lane, north 50 deg. 28 min. West 197.66 feet to an iron pin; thence north 39 deg. 32 min. East 180 feet to the point of beginning.

TRACT II:

Land lying in the Second Civil District of Davidson County, Tennessee, located on the southwest corner of the intersection of Murfreesboro Road and Thompson Lane; further described as follows:

BEGINNING at a point at the intersection of the northerly margin of Thompson Lane, and the westerly right of way of Murfreesboro Road; thence with the northerly margin of Thompson Lane, south 52 deg. 41 min. West 31.51 feet to a concrete monument; thence in a northerly direction around the curve having a radius of 25.00 feet 45.01 feet to a concrete monument to the end of the curve, said monument being on the westerly margin of Murfreesboro Road; thence with the westerly margin of Murfreesboro Road, South 50 deg. 28 min. East 31.51 feet to the point of beginning.

BEING the same property conveyed to Tristar Ventures LLC, a Tennessee limited liability company, by Deed of Record in Instrument No. 2005081-60096653, Register's Office for Davidson County, Tennessee.

Together with a non-exclusive easement for an alleyway as set forth in Book 3898, page 431, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2006, a lien, which are not yet due and payable. Tax Parcel No. 106-16, 46.02.

2. Drainage Easement as described in Book 4392, page 738.

3. Restrictions and covenants as contained in Instrument No. 200508160096653.