(1)

This Instrument Prepared By
Charles T. Sharbaugh, Esq.
Return to:
Fidelity National Title
Attn: ~~Sondra Furber~~ SHARON GREGORY
Two Parkway Center
1800 Parkway Place, Suite 700
Atlanta, GA 30067

Davidson County DEEDWARR
Recvd: 09/07/06 11:10 6 pgs
Fees:33.00 Taxes:1049.06
20060907-0110694

SPECIAL WARRANTY DEED
(346 Bell)

Address New Owners:	*Send Tax Bills To*	Map-Parcel No.:
Mr. Brian Gubish P. O. Box 8412 Santa Maria, CA 93456	Mr. Brian Gubish P. O.Box 8412 Santa Maria, CA 93456	149-250

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, PALADINS BELL, LLC, a Delaware limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto BRIAN GUBISH, an individual resident of the State of California ("**Grantee**"), his successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

SEE EXHIBIT A attached hereto and made a part hereof.

BEING the same property conveyed to the Grantor by deed dated April 3, 2006, Instrument Number 20060512-0056085, Register's Office for Davidson County, Tennessee.

This is improved property located at 515 Bell Road, Nashville, Tennessee.

1115A - GTK

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit B** attached hereto.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of August, 2006.

GRANTOR:

PALADINS BELL, LLC, a Delaware limited liability company

By: SunTrust Equity Funding, LLC, a Delaware limited liability company, its Sole Member

By: _____
Name: Paul Severn
Title: Manager

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Personally appeared before me, Sarah Hughes, a Notary Public in and for said County and State, Paul Severn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of SunTrust Equity Funding, LLC, the Sole Member of Paladins Bell, LLC, the within named bargainor of the foregoing instrument, and is authorized by such within named bargainor to execute this instrument on behalf of such within named bargainor.

WITNESS my hand and seal, at office, this 24 day of August, 2006.

_____
NOTARY PUBLIC
My Commission Expires:

[NOTARY SEAL]

SARAH HUGHES NOTARY PUBLIC DeKalb County, GA

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

STATE OF GEORGIA)
)
COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this transfer is $283,529.00.

AFFIANT

Subscribed and sworn to before me this 24 day of August, 2006.

NOTARY PUBLIC
My Commission Expires:

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

[NOTARY SEAL]

Tax Parcel ID #: 149-250

THE NAME AND ADDRESS OF PROPERTY OWNER:

Mr. Brian Gubish

ADDRESS:

P. O. Box 8412
Santa Maria, CA 93456

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Mr. Brian Gubish

ADDRESS:

P. O. Box 8412
Santa Maria, CA 93456

EXHIBIT A

DESCRIPTION OF PROPERTY

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Antioch, Davidson County, State of Tennessee, containing 0.695 acres, having the following metes and bounds to wit:

Beginning at an iron pin found 1/2" rebar (Labeled as P.O.B) located on the western right-of-way of Bell Road and the common corner of N/F R-Little River, L.P. (DB 200012110121765), thence running along the common line of N/F R-Little River, L.P. S 88°03'44" W 145.10 feet to a drill hole in curb found, thence N 01°54'58" W 190.41 feet to an rail road spike found, thence N 89°46'36" E 81.03 feet to a hole found at the common corner of N/F Rob Laing (DB 10926-493), thence running along the common line of N/F Rob Laing S 18°18'42" E 15.38 feet to a pk nail found, thence N 88°41'27" E 104.20 feet to a magnetic nail found on the western right-of-way of Bell Road, thence running along the right-of-way of Bell Road S 12°33'37" W 177.75 feet to the point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 2006 Real Estate Taxes and Taxes assessed subsequent to the effective date of this policy. Tax Parcel #149-250

2. All matters as shown on Plat as recorded in Plat Book 5200 Page 344, Register's Office for Davidson County, Tennessee.

3. Easements as set forth in Book 4990 Page 806 as modified by Book 5073 Page 350 and Book 9305 Page 886 Register's Office for Davidson County, Tennessee.

4. Easements retained in Book 5256 Page 465, Register's Office for Davidson County, Tennessee.

5. Agreement of record in Book 5637 Page 694, Register's Office for Davidson County, Tennessee.

6. Restrictions as contained in Book 5769 Page 824, Register's Office for Davidson County, Tennessee.

7. Matters as shown on plat of survey prepared by MK Associates, Inc., R. Scott Barrett, RLS # 2473, dated 12.7.2005, last revised 7.25.2006.

8. Terms and Provisions of Lease in favor of Famous Recipe Company Operations, Inc., Memorandum of which is recorded under instrument # 20060512-0056086, Registers Office for Davidson Co., TN.