RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45080 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/07 11:18 3 pgs
Fees:18.00 Taxes:2627.00

20070129-0011579

ALAN D. MAZER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Main Star Investments, LLC	SAME AS NEW OWNER	118-3-84
2603 Fessey Park Road		BH 1500
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ray Vetter and wife, Nancy Vetter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Main Star Investments, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Legal Description

BEING the same property conveyed to Ray Vetter and wife, Nancy Vetter by General Warranty Deed from Rita McNamee Smith of record in Book 11390, page 64, and by Quitclaim Deed of record in Book 11730, page 240, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2603 Fessey Park Road, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 18th day of January, 2007

X Ray Vetter
Ray Vetter

X Nancy Vetter
Nancy Vetter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Ray Vetter and wife, Nancy Vetter, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 2007

Notary Public

My Commission Expires: 5/23/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

COPY

EXHIBIT "A" BOOK 11390 PG. 66

Being a tract of land lying in the 29th Councilmanic District of Davidson County, Tennessee, as surveyed by Southern Land and Associates, Inc., August 8, 1980 and more particularly described as follows:

Beginning at an iron pin in the West line of Fessey Park Road as shown on the master plan of the boundary survey for Ernest Buchi of Berry Hill Industrial Park as surveyed by Southern Land and Associates, Inc., August 26, 1975, said point being the Northeast corner of Tract "B" and the Southeast corner of the original Tract "C",

Thence, North 3 degrees 24 minutes 47 seconds West 15.0 feet with the Westerly Right-of-Way of Fessey Park Road to the point of beginning of this tract;

Thence, leaving said Westerly Right-of-Way and parallel to the North line of Tract "B", South 86 degrees 35 minutes 13 seconds West 358.00 feet to an iron pin located in the Easterly Right-of-Way of the Louisville & Nashville Railroad;

Thence, with said Right-of-Way as follows, North 23 degrees 42 minutes 23 seconds East, 44.76 feet to an iron pin;

Thence North 29 degrees 39 minutes 00 seconds East, 72.30 feet to an iron pin;

Thence North 37 degrees 33 minutes 52 seconds East, 84.76 feet to an iron pin;

Thence North 44 degrees 01 minutes 00 seconds East, 89.65 feet to an iron pin;

Thence North 45 degrees 26 minutes 40 seconds East, 137.50 feet to an iron pin;

Thence leaving the said Easterly Right-of-Way of the Louisville & Nashville Road along a line parallel to the Westerly line of Fessey Park Road South 03 degress 24 minutes 47 seconds East, 300.53 feet to an iron pin;

Thence North 86 degrees 35 minutes 13 seconds East, 73.00 feet to an iron pin in the Westerly Right-of-Way of Fessey Park Road;

Thence with the said Westerly Right-of-Way South 03 degrees 24 minutes 47 seconds East, 15.00 feet to the beginning.

The above described tract contains 1.20 Acres, more or less.

Being a part of the same property conveyed to Rita McNamee Smith by deed from Earnest R. Buchi and wife, Ruthelia L. Buchi of record in Book 5644, page 588, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING WHICH ACCORDING TO SURVEY OF GALYON W. NORTHCUTT, TN RLS #1529 SAID PROPERTY ENCROACHES ONTO THE 50' R.O.W. OF THE NASHVILLE & EASTERN RAILROAD.

Property is located near Fessey Park Road (70' R.O.W.) approximately 195' north of the intersection of the eastern margins of the CSX Railroad and the Nashville & Eastern Railroad right-of-ways, and bounded on the north and west by the right-of-way of the Nashville & Eastern Railroad and generally on the south and east by property belonging to Rita McNamee Smith of record in Deed Book 5644, page 588, and more specifically described as follows:

Commencing on an iron pin, the southwest corner of the Smith Property and the northwest corner of the Commerce Union Bank, Trust Property thence N 12 degrees 07' 40" E, 18.08' to the point of beginning of the herein described tract, being a point on the eastern margin of the Nashville & Eastern Railroad, thence leaving the margin of said right of way and encroaching into said right of way N 12 deg. 07' 40" E 47.97' to a point at the oblique corner of a building; thence N 14 degrees 22' 47" E, 53.38' to a building corner; thence with a fence N 41 degrees 10' 55" E, 185.25' to a corner fence post; thence with the fence S 3 degrees 37' 29" E, 33.16' to a point on the east margin of the said railroad right of way; thence with said right of way around a compound curve to the left with the first radius being 758.97', and the first arc distance being 226.79' to a point; thence continuing around the second curve to left with the second radius of 560.30', and the second arc distance of 26.84' to the point of beginning and containing 5,307.54 sq. ft., or 0.122 acres, more or less, according to a survey by Galyon W. Northcutt, TN RLS #1529.

RMS