Davidson County DEEDWARR
Recvd: 05/11/07 15:55 2 pgs
Fees:13.00 Taxes:231.25

20070511-0056961

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $62,500.00

AFFIANT

Subscribed and sworn to before me, this 10th day of May, 2007

NOTARY PUBLIC

My Commission Expires: 1/24/2010

KRIS L. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 24, 2010

Address New

Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Joshua Green	SAME	Map 93-8 Parcel 31

806 Potter Lane
Nashville TN 37206

SPECIAL 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 of which is hereby acknowledged,

Five Star Investments, L.P., a Tennessee limited partnership ("Grantor") does hereby bargain, sell, transfer and convey unto **Joshua Green** ("Grantee") his successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Being part of Lot No.8 on the plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for said County, described according to a survey made by E. L. Miller, Jr. & Co., February 23, 1967, as follows:

BEGINNING at an iron pin on the easterly margin of South 6th Street at the northwest corner of the property conveyed to Electric Power Board of the City of Nashville, of record in Book 2594, page 61, said Register's Office; thence with the easterly margin of said Street, North 29 degrees West 215.5 feet to an iron pin in the southerly margin of Crutcher Street, as shown on said survey; thence with same, North 61 degrees 38 minutes East 114 feet to an iron pin in an old fence and tree row in the western boundary line of the Callis property; thence with same, South 29 degrees 34 minutes East 217.1 feet to an iron pin in concrete at the northeast corner of the said Electric Power Board property; thence with their northern boundary line, South 62 degrees 27 minutes West 116.36 feet to the beginning.

Being the same property conveyed to conveyed to Ervin M. Entrekin, Trustee, with full power to mortgage, transfer, and convey without the necessity of the joinder of any beneficiary, by deed from Walter G. Knestrick and wife Anne Knestrick of record in Book 5907, Page 711, Register's Office for Davidson County, Tennessee, with title vesting in Five Star Investments, L.P. by Appointment of Substitute Trustee, Termination of Land Trust and Quitclaim deed of record at Instrument Number 20070330-0038463, said Register's Office.

This is unimproved property known as 1001 S. 6th Street, Nashville, TN 37213.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Joshua Green,** his successors and assigns, forever.

AND **Five Star Investments, L.P** does hereby covenant with the said **Joshua Green** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated and assumed by Grantee and matters shown on Plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, said Register's Office.

AND **Five Star Investments, L.P** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Joshua Green**, his successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 7th day of May, 2007.

Five Star Investments, L.P.
By: Star Properties, Inc.

By: _____
William E. Knestrick, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William E. Knestrick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of Star Properties, Inc. a Tennessee corporation, the sole general partner of **Five Star Investments, L.P.** the bargainor, and that he executed the within instrument for the purposes therein contained by signing his name as President of such general partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 7th day of May, 2007.

_____
NOTARY PUBLIC

My commission expires: 11-14-09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN JULIA BEASLEY My Commission Expires Nov 14, 2009