Davidson County DEEDWARR
Recvd: 11/30/07 16:16 3 pgs
Fees:18.00 Taxes:2960.00
20071130-0139337

This Instrument was prepared by:

Kilpatrick Stockton LLP (LJD)
3737 Glenwood Avenue
Suite 400
Raleigh, NC 27612

Address New Owner as follows:
MNG Magicals LLC.
3655 Nobel Drive, Suite 650
San Diego, CA 92122

Send Tax Bills to:
MNG Magicals LLC
3655 Nobel Drive, Suite 650
San Diego, CA 92122

Map-Parcel Numbers
Map 142-O
Parcel 136

SPECIAL WARRANTY DEED
[Store No. 2752]

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NAVIGATOR REAL ESTATE, LLC, a North Carolina limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MNG MAGICALS, LLC, a Delaware limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Cates Subdivision, as shown on plat of record in Plat Book 6050, Page 205, in the Register's Office of Davidson County , Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Navigator Real Estate, LLC, a North Carolina limited liability company, by Quitclaim Deed recorded as Instrument No. 20000811007961 8, Register's Office of Davidson County, Tennessee.

This is improved property known as 7093 Old Harding Pike, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and assigns, against the lawful claims of all persons claiming by, under or through Grantor.

WITNESS my hand this 21 day of November, 2007.

NAVIGATOR REAL ESTATE, LLC

BY: Vircal Lubes, Inc., its Manager

By: _____
Stephen P. Conway
President

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

☑ I have personal knowledge of the identity of the principal(s)
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____

☐ A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Stephen P. Conway, President

Date: November 16, 2007

Cherie L. Cunningham

Cherie L. Cunningham, Notary Public
(print name)

(official seal)

My commission expires: December 27, 2010

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

CHERIE L. CUNNINGHAM NOTARY PUBLIC WAKE COUNTY, N.C.

Store No. 2752

7093 Old Harding Place
Nashville, TN
Lot 1, Plat Book 6050, Page 205
Davidson County

STATE OF NORTH CAROLINA

COUNTY OF Wake

The actual consideration or value whichever is greater, for this transfer is $800,000.00.

Stephen P. Conway, Affiant

Subscribed and sworn to before me this the 26th day of November, 2007.

Cherie L. Cunningham
Notary Public

My Commission Expires: December 27, 2010

Affix Seal

