Davidson County DEEDWARR
Recvd: 11/30/07 16:20 4 pgs
Fees:23.00 Taxes:2849.00
20071130-0139341

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 75-0
Parcel 171

SPECIAL WARRANTY DEED
[Store No. 2556]

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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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);

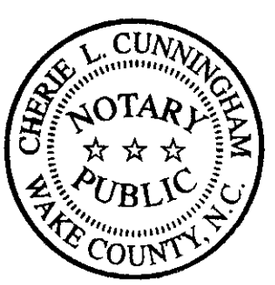
each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Stephen P. Conway, President

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**]



US2000 10443232 1

Store No. 2556

5020 Old Hickory Boulevard
Nashville, TN
Tract 7, Plat Book 9700, Page 651
Davidson County

STATE OF NORTH CAROLINA

COUNTY OF Wake

The actual consideration or value whichever is greater, for this transfer is $770,000.00.

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

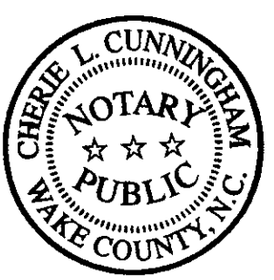


Exhibit "A"

Land in Davidson County, Tennessee, being Tract 7 as shown on the Plan of the Final Plat Resubdivision of Lots 6 & 7 Hermitage Market Place, of record in Plat Book 9700, page 651, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with all easements and rights appurtenant to the subject property and granted in: (1) that certain Declaration of Easements, Restrictive Covenants, Conditions, and Restrictions of record in Book 10202, page 607, said Register's Office; (2) that certain Cross-Access Easement Agreement of record in Book 11093. page 802, said Register's Office; and (3) that certain Restriction and Reciprocal Easement Agreement of record in Book 10971, page 342, said Register's Office.

Being the same property conveyed to Navigator Real Estate, LLC, a North Carolina limited liability company by Tennessee General Warranty Deed from Cincinnati Lubes, Inc., a Florida corporation, of record in Book 11697, page 805, Register's Office of Davidson County, Tennessee.