ADDRESS NEW OWNER AS FOLLOWS:
American Global, Inc.
218 Largo Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owners

MAP-PARCEL NOS.
134-130-193.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd., Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2008.

Notary Public

My Commission Expires: 01/30/2012
(Affix Seal)

Davidson County DEEDWARR
Recvd: 06/04/08 11:46 3 pgs
Fees:18.00 Taxes:2775.00
20080604-0057139

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 **Mulugeta Abebe and Fikerte Beyene, as tenants in common, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **American Global, Inc., a Tennessee Corporation ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Parcel One:

Being Lot No. 258 on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 258 fronts 73 feet on the northerly side of Largo Drive and extends back 147.8 feet on the easterly line and 146.2 feet on the westerly line, to a dead line, measuring 73 feet thereon.

Parcel Two:

Being Lot No. 259 on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 259 fronts 70 feet on the northwesterly margin of Largo Drive and extends back between lines 146.2 feet on the northeasterly line and 144.7 feet on the southwesterly, to a line at the rear measuring 70 feet thereon, said rear line being the southwesterly margin of a proposed highway right-of-way.

Parcel Three:

Being Lot No. 260 on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 260 fronts 70 feet on the northwesterly side of Largo Drive and runs back between lines 144.7 feet on the northeasterly line and 143.1 feet on the southwesterly line to a line at the rear measuring 70 feet, thereon said rear line being the southwesterly margin of a proposed highway.

Parcel Four:

Being Reserved Parcel "C" on the map of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Reserved Parcel "C" fronts 70.4 feet on south side of Harding Place and runs back with the easterly boundary line of Lot No. 258, 147.8 feet and with the westerly boundary of Potts Property, 166.3 feet to a concrete monument.

Less and Except that part of Reserve Parcel "C" conveyed to Reese L. Smith, Jr. by Limited Warranty Deed recorded in Book 5078, page 829, Register's Office for Davidson County, Tennessee, being described as follows:

Being a part of Reserved Parcel "C" on the Map of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, pages 34, 35 and 36, Register's Office, described as follows:

Beginning with a concrete monument located on the Southern right-of-way of Harding Place and on the Eastern property line of said Reserved Parcel "C", also being the beginning point of access control; thence S 2 degrees 38 minutes W a distance of 117.32 feet to a point; thence N 22 degrees 35 minutes W a distance of 84.57 feet to a point; thence with a curve to the left having a radius of 19.93 feet and a length of 31.77 feet to a point in the southern right-of-way margin of Harding Place, thence with said right-of-way N 66 degrees 04 minutes E a distance of 70.4 feet to a concrete monument; thence S 66 degrees 17 minutes 55 seconds W a distance of 11.15 feet to the point of beginning, and containing 0.06 acres, more or less and being a part of the property conveyed to Shell Oil Company by Deed recorded in Book 4659, Page 248, said Register's Office.

Less and except all right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulfur, phosphate and other solid, liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar and the right to explore for, develop and produce same, as well as the right to lease the Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Premises but without the right to use, or right of any ingress to or egress from the surface of the Premises herein conveyed for exploration or producing purposes, all of said interests having been saved, retained, reserved and excepted in a previous conveyance of the Premises.

Being the same property conveyed to Mulugeta Abebe and Fikerte Beyene, as tenants in common, by Special Warranty Deed from Tri Star Energy, LLC, a Delaware Limited Liability Company, dated October 14, 2004, recorded October 18, 2004, of record in Instrument Number 20041018-0125158, Register's Office for Davidson County, Tennessee.

Mulugeta Abebe executed this instrument on behalf of Fikerte Beyene pursuant to the Power of Attorney, executed by Fikerte Beyene, which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.
2. All applicable zoning ordinances
3. Subject to all matters shown on the Plan of record in Plat Book 3300, Page 34-36, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3316, Page 339, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Easement for Metropolitan Government for Sewer and Drainage of record in Book 5032, Page 310, in the Register's Office for Davidson County, Tennessee.
6. Mineral Rights Reservation of record in Instrument Number 20011009-0110158, in the Register's Office for Davidson County, Tennessee.

(6) Other matters of public record.

☒ Improved OR
☐ Unimproved property located at: **218 Largo Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **3rd** day of **June, 2008.**

Mulugeta Abebe

Fikerte Beyene

Fikerte Beyene, by Mulugeta Abebe, her Attorney in Fact

A. I. F

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mulugeta Abebe** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **June, 2008.**

Tina Hawkins

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 01/30/2012

STATE OF **Tennessee** COUNTY OF **Davidson**

On this 3rd day of June, 2008, before me personally appeared **Mulugeta Abebe**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Fikerte Beyene**, and who acknowledged that such person executed the same as the free act and deed of **Fikerte Beyene**.

Witness my hand and official seal on this the **3rd** day of **June, 2008.**

Tina Hawkins

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 01/30/2012