THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON & AKINS** **Attorneys at Law** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** #27182 File Box 9-B First Title and Escrow Co., Inc.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $91,408.00. Affiant Subscribed and sworn to before me this 1st day of June, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

SPECIAL WARRANTY DEED

Address New Owner: Fifth Third Bank, N.A., a national banking association V.P. Corporate Facilities –Real Estate 38 Fountain Square Plaza, MD10ATA1 Cincinnati, OH 45263	Send Tax Bills to: New Owner	Tax Information: Map: 81-4 Part of Parcel: 231

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, VANQUEUR ENTERPRISES, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FIFTH THIRD BANK, N.A., a national banking association ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/01/08 15:25 4 pgs
Fees:23.00 Taxes:338.21
20080701-0068015

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 26th day of June, 2008.

VANQUEUR ENTERPRISES, LLC, a
Tennessee limited liability company

By: _____
Paul Ziady, Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Paul Ziady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of Vanqueur Enterprises, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 26th day of June, 2008.

_____
Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Exhibit "A"
Legal Description

Land situated in the Second Councilmanic District of Nashville, Davidson County, Tennessee being part of the same property conveyed to Vanqueur Enterprises, LLC of record in Instrument 20021231O162816, Register's Office for Davidson County, Tennessee and being part of Lot 5 as shown on Plat Book 7900, Page 724, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin (set) lying in the westerly margin of French Landing Drive (R.O.W. 84'), said pin lying North 14°25'25" East, a distance of 115.8 feet from the Right of Way intersection of French Landing Drive and Vantage Way, also being the southeasterly corner of the herein described tract;

Thence, along a new severance line North 89°42'34" West, a distance of 57.40 feet to an iron pin (found);

Thence, along the easterly lines of Fifth Third Bank of record in Instrument 200705010051829, Register's Office for Davidson County, Tennessee the next (6) six courses and distances:

Thence, North 00°17'28" East, a distance of 10.00 feet;

Thence, North 29°42'32" West, a distance of 22.71 feet;

Thence, North 81°12'03" East, a distance of 48.99 feet;

Thence, North 08°47'57" West, a distance of 71.89 feet;

Thence, along a curve to the left having a radius of 85.00 feet and a central angle of 52°44'15" and being subtended by a chord which bears North 35°10'05" West 75.50 feet, and having an arc distance of 78.24 feet to a point;

Thence, North 61°32'12" West, a distance of 47.02 feet to a point lying in the southerly margin of said Vantage Way;

Thence, along said Vantage Way the next (2) two courses and distances:

Thence, along a curve to the left having a radius of 2242.00 feet and a central angle of 2°20'22" and being subtended by a chord which bears South 85°19'40" East 91.54 feet, and having an arc distance of 91.55 feet to a iron pin (set);

Thence, along a curve to the right having a radius of 60.00 feet and a central angle of 98°04'19" and being subtended by a chord which bears South 36°17'32" East 90.61 feet, and having an arc distance of 102.70 feet to a iron pin (found);

Thence along the westerly margin of the said French Landing Drive the next (2) courses and distances:

Thence, South 14°38'57" West, a distance of 93.62 feet to an iron pin (set);

Thence, along a curve to the left having a radius of 542.00 feet and a central angle of 2°21'00" and being subtended by a chord which bears South 13°28'27" West 22.23 feet, and having an arc distance of 22.23 feet to the Point of Beginning.

Containing 11,426 Square Feet or 0.26 Acres, more or less.

Being part of the same property conveyed to Vanqueur Enterprises, LLC, a Tennessee limited liability company by quitclaim deed from Paul M. Ziady, Claude S. Ghanem and Salem A. Ghanem recorded as Instrument No. 20021231-0162816, Register's Office for Davidson County, Tennessee.

Exhibit "B"
Permitted Encumbrances

1. Taxes for the year 2008 which have been prorated and will be paid by Grantor.
2. Restrictive Covenants in favor of Arby's, Inc. and recorded in Book 9382, page 56, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants in favor of Taco Bell Corp., of record in Book 9420, page 176, Register's Office for Davidson County, Tennessee.
4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7487, page 952, as amended in Book 10602, page 499, Register's Office for Davidson County, Tennessee.
5. 20 foot Sanitary Force Main Easement to the City of Nashville, of record in Book 2634, page 124, Register's Office for Davidson County, Tennessee.
6. Sewer Easement carrying an eight inch force main of record in Book 4771, page 27, Register's Office for Davidson County, Tennessee.
7. Amendment to Protective Covenants and Waiver of Repurchase Right for Metro Center Tracts of record in Book 11503, page 607, Register's Office for Davidson County, Tennessee.
8. Subject to all matters shown on the Plat of record in Book 7900, page 724, Register's Office for Davidson County, Tennessee.
9. Easements for Slope Easement, Vehicular and Pedestrian Traffic and rights to construct, maintain and repair same, a 20 foot sanitary sewer easement and the right to construct, maintain and repair an 8 inch sanitary sewer line as set out in Book 8874, page 418, Register's Office for Davidson County, Tennessee.
10. Declaration of Minimum Setback Lines of record in Book 8874, page 430, Register's Office for Davidson County, Tennessee, which benefit Lot 1, MetroCenter Tract 21-A, in Book 7900, page 504, Register's Office for Davidson County, Tennessee.
11. Nashville Electric Service Easement along the margin of French Landing Drive, of record in Book 5499, page 689, Register's Office for Davidson County, Tennessee.
12. Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded as Instrument No. 20070829-0103812, Register's Office for Davidson County, Tennessee.
13. Easement Agreement recorded as Instrument No. 20071023-0125386, Register's Office for Davidson County, Tennessee.