BILL GARRETT, Davidson County
Trans:T20090070180 DEEDWARR
Recvd: 10/15/09 10:36 3 pgs
Fees:18.00 Taxes:2960.00

20091015-0095467

This Instrument Prepared
And Return To:
David J. Johnson, P.C.
1709 Kirby Parkway
Memphis, Tennessee 38120

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this the 7 day of October, 2009, by and between DAVID M. MARRS, party of the first part, and, MARTIN A. GRUSIN, as Trustee of the SHINING STAR TRUST dated as of September 1, 2009, party of the second part.

WITNESSETH:

That for the consideration hereinafter expressed, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate, situated and being in the, County of Davidson, State of Tennessee, as more particularly described in **Exhibit "A"** attached hereto, which exhibit is hereby incorporated herein by reference as fully as if copied herein verbatim; and being the same property conveyed to party of the first part by Quit Claim Deed of record under Docket Number 20001106-0109807 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns, in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered except for 2010 Davidson County taxes not yet due and payable, which party of the second part assumes and agrees to pay and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through or under the party of the first part, but not further or otherwise.

THE CONSIDERATION for this conveyance is as follows: Eight Hundred Thousand and 00/100 ($800,000.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

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

DAVID M. MARRS

GRAND CAYMAN, COUNTRY

Before me, a Notary Public in and for said Country, personally appeared DAVID M. MARRS, who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument as and for his free act and deed.

WITNESS my hand and notarial seal at office this 7 day of October, 2009.

Notary Public

DOROTHY DUGGAN
Consular Agent
United States of America
George Town, Cayman Islands

My Commission Expires: N/A

STATE OF TENNESSEE, COUNTY OF Shelby

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is $800,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Martin A. Grusin, Trustee
Affiant

Subscribed and sworn to before me this 8th day of October, 2009.

Notary Public

My Commission Expires: 2-23-11



Tax Parcel ID No. 093 14 0 459.00

Property Address: 713 5th Avenue South, Nashville, TN 37203

Property Owner and Address:
Martin A. Grusin as Trustee of the
Shining Star Trust
780 Ridge Lake Boulevard, Suite 202
Memphis, TN 38120

Mail Tax Bills to:
Martin A. Grusin as Trustee of the
Shining Star Trust
780 Ridge Lake Boulevard, Suite 202
Memphis, TN 38120

C:\brigance\desktop\special warranty deed marrs to shining star Nashville, TN

EXHIBIT "A"

Located in Davidson County, Tennessee as follows:

Beginning at an iron pin at the northwest intersection of Fifth Avenue South and Ash Avenue; thence with the margin of Ash Street South 64 Deg 00 Min 00 Sec West 210.85 feet to a P.K. nail in the margin of an alley; thence with alley north 25 deg 51 min 47 sec west 120.00 feet to an iron pin; thence leaving alley north 64 deg 00 min 00 sec east 210.85 to an iron pin in the margin of 5th Avenue South; thence with the margin of 5th Avenue South 25 deg 51 min 47 sec east 120.00 feet to the point of beginning containing 25,302.47 square feet or 0.58 acres.