Special Warranty Deed

THIS INSTRUMENT PREPARED BY:
R. KIRKLAND MOSER, ATTORNEY
OLD REPUBLIC TITLE COMP. OF TENNESSEE
201 4TH AVENUE NORTH STE 150
NASHVILLE, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $870,000.00.

Brandy Gomez
Affiant

Subscribed and sworn to before me, this 25th day of June, 2010.

Notary Public

My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20100039026 DEEDWARRSP
Recvd: 06/28/10 09:02 3 pgs
Fees:18.00 Taxes:3219.00
20100628-0050058

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel
MSA AN Group, LLC 2813 Smith Springs Road Nashville, TN 37217	MSA AN Group, LLC 2813 Smith Springs Road Nashville, TN 37217	136-150

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Welton-Saddler Properties, A General Partnerhsip**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MSA AN Group, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot Number One on the Final Plat of the Shoreline Cafe and Lounge of record in Plat Book 6250, page 412, R.O.D.C., TN, excluding a 0.02 acre tract conveyed to Metropolitan Government for road widening of record in Deed Book 8379, page 290, R.O.D.C., TN; and being more

particularly described according to a boundary survey performed by Wamble and Associates dated December 16, 1994, as follows:
Beginning at an iron rod set on the northern right of way of Smith Springs Road, said rod being the northwest corner of the property conveyed to Pleming Partnership of record in Deed book 7135, page 522, R.O.D.C., TN, and the southeast corner of the herein described property; thence, following said northern right of way North 63° 17' 00" West, 10.20 feet to a point; thence, with a curve to the left, having a central angle of 12° 00' 51", a radius of 793.43 feet, an arc length of 166.37 feet, and a chord bearing and length of North 69° 17' 22" East, 166.06 feet to an iron rod set, said rod being the southeast corner of a 0.02 acre tract conveyed to Metropolitan Government for road widening purposes, of record in Deed Book 8379, page 290, R.O.D.C., TN; thence, following the east line of said 0.02 acre tract, with a curve to the right having a central angle of 69° 40' 18", a radius of 35.00 feet, an arc length of 42.56 feet, and a chord bearing and length of North 11° 46' 16" East, 39.99 feet to an iron rod set on the southern right of way North 64° 22' 25" East, 271.02 feet to a p.k. nail set in pavement, said nail being the northwest corner of the aforementioned Pleming Partnership property, and the northeast corner of the herein described property; thence, following the west line of said Pleming Partnership property South 21° 50' 53" West, 236.67 feet to the point of beginning.Containing 24,753 square feet or 0.568 acres.

Being the same property conveyed to WELTON-SADDLER PROPERTIES, A GENERAL PARTNERSHIP, by deed from RONALD T. DAUGHERTY AND WIFE, AMY DAUGHTERY, of record in Book 9564, page 729, said Register's Office.

This conveyance is subject to the following:

1. 2010 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, page 412, said Register's Office.

3. Right of Way Agreement for a natural gas pipeline granted Columbia Gulf Transmission Company, of record in Book 4232, page 210, Register's Office for Davidson County, Tennessee. (Covers additional property)

4. Final Order of the Circuit Court of Davidson County, Tennessee, granting an easement and right of way for construction of a natural gas pipeline, of record in Book 2292, page 54, said Register's Office. (Covers additional property)

5. Right of way and construction easement granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 8379, page 290, said Register's Office.

6. Restrictions are as follows:

   Supply Agreement with Tri Star Energy, LLC for 10 years.

This is improved property known as 2813 Smith Springs Road, Nashville, TN.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and we do further covenant and bind ourselves, our heirs and assigns, to specially warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 21st day of June, 2010.

Welton-Saddler Properties, a General Partnership

JBJ III - A/R

By: John B. Jewell III
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Jewell III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of 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, at office, this 21st day of June, 2010

Bridget B. Ross
Notary Public

My Commission Expires: 7-8-2013

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY