BILL GARRETT, Davidson County
Trans:T20100048711 DEEDWARR
Recvd: 08/06/10 12:29 4 pgs
Fees:23.00 Taxes:7400.00
20100806-0062146

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):
Greyhound Lines, Inc.
c/o FirstGroup America, Inc.
600 Vine Street, Suite 1400
Cincinnati, OH 45202

Send Tax Bills to
Same

Tax Information:
Map and Parcel:
093-140-459.00

WARRANTY DEED

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, MARTIN A. GRUSIN, AS TRUSTEE OF THE SHINING STAR TRUST DATED SEPTEMBER 1, 2009 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GREYHOUND LINES, INC., its successors and assigns, ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August 2010.

The Shining Star Trust
dated September 1, 2009

By: Martin A. Grusin, Trustee
Martin A. Grusin, Trustee

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, Dario J. Johnson, a Notary Public in and for said County and State, Martin A. Grusin, to me known, or proved to me on the basis of satisfactory evidence, to be the Trustee of The Shining Star Trust dated September 1, 2009, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand, at office, this 5th day of ~~July~~ August, 2010.

David J Johnson
Notary Public
My Commission Expires: 2-23-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me,
this 5th day of ~~July~~ August, 2010.

Jean P. Shearer
Notary Public
My Commission Expires: 9/8/2013

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being described 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.

Being the same property conveyed to Martin A. Grusin, as Trustee of the Shining Start Trust dated as of September 01, 2009, by Special Warranty Deed of record in Instrument No. 20091015-0095467, Register's Office, Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2010 and subsequent years, not yet due and payable.

2. All matters shown on the Plat of record in Book S, Page 279 , in the Register's Office, Davidson County, Tennessee.