BILL GARRETT, Davidson County
Trans:T20100054929 DEEDWARRSP
Recvd: 09/02/10 08:59 2 pgs
Fees:13.00 Taxes:836.20
20100902-0069726

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700, Regions Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $226,000.00

AFFIANT

Subscribed and sworn to before me, this 27th day of August, 2010.

NOTARY PUBLIC

ANN HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

My Commission Expires: 1-6-2014

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Walia, LLC	SAME	Map 183 Parcel 152
720 JONES PKWY BRENTWOOD, TN 37027		

SPECIAL 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,

Five Star Investments, L.P., a Tennessee limited partnership ("Grantor") does hereby bargain, sell, transfer and convey unto **Walia, LLC,** a Tennessee limited liability company , ("Grantee") its successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 3 on the Subdivision of Lot No. 1, Interchange City Industrial Park, Section XXXI, of record in Plat Book 6900, page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Five Star Investments, L.P., a Tennessee limited partnership, by Quitclaim Deed, of record in Book 10335, page 69, said Register's Office.

This is unimproved property known as 1519 Heil Quaker Blvd, LaVergne, Davidson County, TN 37086.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Walia, LLC,** its successors and assigns, forever.

AND **Five Star Investments, L.P** does hereby covenant with the said **Walia, LLC** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years taxes which are being prorated and assumed by Grantee, (ii) Any and all matters shown on the Plan of record in Plat Book 6900, page 704, Page , Register's Office for Davidson County, Tennessee, (iii) Stormwater Maintenance Agreement of record as Instrument Number 20070803-0092316, said Register's Office and (iv) Notice to Prospective Lot Owner of record as Instrument Number 20090128-0007516, said Register's Office.

AND **Five Star Investments, L.P** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Walia, LLC**, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 27th day of August, 2010.

Five Star Investments, L.P.
By: Star Properties, Inc.

By: _____
William O. Henry, Chief Operating Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William O. Henry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Chief Operating Officer** of Star Properties, Inc. a Tennessee corporation, the sole general partner of **Five Star Investments, L.P.** the bargainor, and that he executed the within instrument for the purposes therein contained by signing his name as **Chief Operating Officer** of such general partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of August, 2010.

_____
NOTARY PUBLIC

My commission expires: 1-6-2014

ANN HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014