BILL GARRETT, Davidson County
Trans:T20100058431 DEEDWARR
Recvd: 09/16/10 14:26 6 pgs
Fees:33.00 Taxes:4440.00
20100916-0073889

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):	Send Tax Bills to	Tax Information:
Martin A. Grusin, as Trustee of the Shining Star Trust dated September 1, 2009 780 Ridge Lake Blvd, Suite 202 Memphis, TN 38120-9426	Same	Map and Parcel No.: 10504022000

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, THE PALMER GROUP ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARTIN A. GRUSIN, AS TRUSTEE OF THE SHINING STAR TRUST DATED SEPTEMBER 1, 2009, 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 15th day of September, 2010.

The Palmer Group

By: Margaret Ann P. Thomas
Its: Managing Partner

By: Nancy P. Webb
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, Robert M Holland Jr, a Notary Public in and for said County and State, Margaret Ann P Thomas to me known, or proved to me on the basis of satisfactory evidence, to be the Managing Partner of The Palmer Group, the within named bargainor, and that she as such Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Managing Partner.

Witness my hand, at office, this 15th day of September, 2010.

Notary Public
My Commission Expires: 7/5/2011

ROBERT M. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, Robert M. Holland Jr, a Notary Public in and for said County and State, Nancy P. Webb, to me known, or proved to me on the basis of satisfactory evidence, to be the Managing Partner of The Palmer Group, the within named bargainor, and that she as such Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Managing Partner.

Witness my hand, at office, this 15th day of September, 2010.

Notary Public
My Commission Expires: 7/5/2011

ROBERT M. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

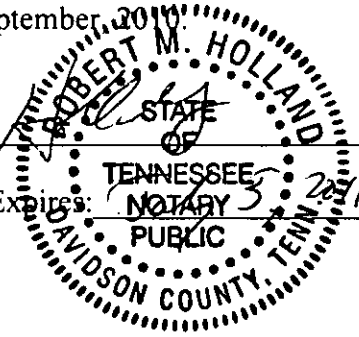
STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Margaret Ann Thomas
Affiant

Subscribed and sworn to before me,
this 13th day of September, 2010.

Notary Public
My Commission Expires: 7-5-2011



My Commission Expires JULY 5, 2011

EXHIBIT A
PROPERTY DESCRIPTION

Being a parcel of land located in Nashville, Urban Services District, Seventeenth Councilmanic District, Davidson County, Tennessee, located along the northerly right-of-way of Lafayette Street between Fairfield Avenue and Donelson Street and being more particularly described as follows:

BEGINNING at an existing iron pin on the northerly right-of-way of Lafayette Street at the center of Browns Creek;

THENCE, with said northerly right-of-way of Lafayette Street N 73° 22' 00" W, 249.24 feet;

THENCE, with a curve to the right 60.52 feet to the easterly right-of-way Fairfield Avenue, said curve having a central angle of 82° 33' 50", a radius of 42.00 feet, a tangent of 36.87 feet and a chord bearing of N 32° 05' 05" W, 55.42 feet;

THENCE, with said easterly right-of-way of Fairfield Avenue N 09° 11' 50" E, 315.19 feet to an existing PK in the southerly boundary of property conveyed to West Investors, LLC of record in Instrument No. 200509020105389, R.O.D.C.;

THENCE, leaving said easterly right of way with the southerly line of West Investors, LLC, S 89° 55' 00" E, 556.26 feet to an existing iron pin in the westerly right-of-way of Donelson Street (unimproved);

THENCE, with said westerly right-of-way of Donelson Street (unimproved) S 00° 11' 00" E, 334.82 feet;

THENCE, S 05° 53' 00" W, 70.37 feet to a point on the northeast corner of property conveyed to Javad Ramezanifar, of record in Instrument No. 200810080102133, R.O.D.C.;

THENCE, with said northerly line of Ramezanifar N 44° 57' 34" W, 69.94 feet to a point in Browns Creek;

THENCE, with the meanders of Browns Creek the following calls:

N 70° 17' 00" W, 46.63 feet;
N 72° 14' 32" W, 100.36 feet;
N 79° 56' 00" W, 56.23 feet;
S 60° 34' 00" W, 35.00 feet;
S 31° 26' 00" W, 90.00 feet;
S 16° 38' 00" W, 37.00 feet to the point of beginning.

Containing 211,217 square feet or 4.85 acres more or less.

Being the same property conveyed to The Palmer Group by Warranty Deed from Henry Clay Wilson, Jr. and wife, Sandra K. Wilson, dated October 25, 1973, of record in Book 4760, Page 245, 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. Subdivision restrictions, building lines and easements of record in Plat Book 57, Page 43 and Plat Book 421, Page 48 in the Register's Office, Davidson County, Tennessee.

3. Easements filed of record at Book 3398, Page 405, Book 4227, Page 753 and Book 10817, Page 760 in the Register's Office, Davidson County, Tennessee.

4. Notice of Land Use Restrictions recorded at Instrument No. 20100817-0065064, in the Register's Office, Davidson County, Tennessee.