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 $840,000.00. Brandy Gomez **Affiant** Subscribed and sworn to before me, this 28th day of September, 2010. Allison Barnwell Notary Public My Commission Expires: January 9, 2012

ALLISON BARNWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel
EJA Baik Inc. 879 Arlington Heights Dr. Brentwood, TN 37027	EJA Baik Inc. 879 Arlington Heights Dr. Brentwood, TN 37027	08313007302

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 Investments, LLC, A Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EJA Baik Inc.**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 12 to 15, all inclusive, in Hobson's Addition to Edgefield, now East Nashville, of record in Book 21, Page 72, Register's Office for Davidson County, Tennessee, and described together according to a survey made by Barge, Waggoner, and Sumner Engineers, on March 20, 1963, and revised January 27, 1965, as follows:

BILL GARRETT, Davidson County
Trans:T20100061446 DEEDWARRSP
Recvd: 09/29/10 15:39 3 pgs
Fees:18.00 Taxes:3108.00
20100929-0077617

BEGINNING on an iron pin in the westerly margin of a 16 foot alley, being the first alley easterly of South Tenth Street, shown on plan above mentioned, and in the northerly margin of Shelby Avenue, as widened, North 83 deg. 06' West 173.14 feet to an iron pin in the beginning of a curve; thence with said curve, with a radius of 17.00 feet in a northwesterly direction 26.77 feet to an iron pin in the easterly margin of South Tenth Street, as widened; thence with the easterly margin of South Tenth Street, as widened, North 7 deg. 08' East 162.93 feet to an iron pin; thence South 82 deg. 52' East 189.48 feet to an iron pin in the westerly margin of the 16 foot alley above mentioned; thence with the westerly margin of said alley, South 6 deg. 54' West 179.23 feet to the beginning.

Being the same property conveyed to WELTON INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, by deed from PHILLIPS PETROLEUM COMPANY, A DELAWARE CORPORATION, of record in Book 7406, Page 96, dated October 1, 1987, said Register's Office. WELTON INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP is now known as WELTON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY as evidenced by Articles of Conversion of record in Book 10706, Page 235, 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 21, page 72, said Register's Office.

3. Restrictions are as follows:

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

This is improved property known as 1001 Shelby Avenue, 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 27th day of September, 2010.

Welton Investments, LLC,
A Tennessee limited liability company

By: John Jewell III
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John 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 Chief Manager 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 27th day of September, 2010.

Bridget B. Ross
Notary Public

My Commission Expires: 7-8-2013

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY