BILL GARRETT, Davidson County
Trans:T20110024933 DEEDQC
Recvd: 04/28/11 08:58 3 pgs
Fees:17.00 Taxes:0.00
20110428-0032407

THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
American Global, Inc. 221 Largo Drive Nashville, TN 37211	Same	134-130-193.00

For and in Consideration of $10.00 cash in hand, Daystar Business Group, a Georgia Corporation, by these presents do hereby quitclaim and convey its interest to American Global, Inc., a Tennessee Corporation, their successors and assigns, in the hereinafter described real property, said parcel and tract of land in Davidson County, Tennessee. Said property described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Parcel One:

Being Lot No. 258 on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Page 34, 35, and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 258 fronts 73 feet on the northerly side of Largo Drive and extends back 147.8 feet on the easterly line and 146.2 feet on the westerly line, to a dead line, measuring 73 feet thereon.

Parcel Two:

Being Lot No. 259 on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Page 34, 35, and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 259 fronts 70 feet on the northwesterly margin of Largo Drive and extends back between lines 146.2 feet on the northeasterly line and 144.7 feet on the southwesterly, to a line at the rear measuring 70 feet thereon, said rear line being the southwesterly margin of a proposed highway right-of-way.

Parcel Three:

Being Lot No. 260 on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Page 34, 35, and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 260 fronts 70 feet on the northwesterly side of Largo Drive and runs back between lines 144.7 feet on the northeasterly line and 143.1 feet on the southwesterly line to a line at the rear measuring 70 feet, thereon said rear line being the southwesterly margin of a proposed highway.

Parcel Four:

Being Reserved Parcel "C" on the map of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, Page 34, 35, and 36, Register's Office for Davidson County, Tennessee.

Said Reserved Parcel "C" fronts 70.4 feet on south side of Harding Place and runs back with the easterly boundary line to Lot No. 258, 147.8 feet and with the westerly boundary of Potts Property, 166.3 feet to a concrete monument.

Less and Except that part of Reserve Parcel "C" conveyed to Reese L. Smith, Jr. by Limited Warranty Deed recorded in Book 5078, page 829, Register's Office for Davidson County, Tennessee, being described as follows:

Being a part of Reserve Parcel "C" on the Map of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, pages 34, 35, and 36, Register's Office, described as follows:

Beginning with a concrete monument located on the Southern right-of-way of Harding Place and on the Eastern property line of said Reserved Parcel "C", also being the beginning point of access control; thence S 2 degrees 38 minutes W a distance of 117.32 feet to a point; thence N 22 degrees 35 minutes W a distance of 84.57 feet to a point; thence with a curve to the left having a radius of 19.93 feet and a length of 31.77 feet to a point in the southern right-of-way margin of Harding Place, thence with said right-of-way N 66 degrees, 04 minutes E a distance of 70.4 feet to a concrete monument; thence S 66 degrees 17 minutes 55 seconds W a distance of 11.15 feet to the point of beginning and containing 0.06 acres, more or less and being part of the property conveyed to Shell Oil Company by Deed recorded in Book 4659, Page 248, said Register's Office.

Less and except all right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulfur, phosphate and other solid, liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar and the right to explore for, develop and produce same, as well as the right to lease the Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Premises but without the right to use, or right of any ingress to and egress from the surface on the Premises herein conveyed for exploration or producing purposes, all of said interests having been saved, retained, reserved and excepted in a previous conveyance of the Premises.

Being the same property conveyed to Daystar Business Group, a Georgia corporation, by quitclaim deed from American Global, Inc., at Tennessee Corporation, of record in Instrument No. 20100528-0041309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all outstanding mortgage indebtedness on said property.

This conveyance is made subject to:

1. All applicable zoning ordinances.

2. Subject to all matters shown on the Plan of record in Plat Book 3300, Pages 34-36, Registers Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3316, Page 339, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Easement for Metropolitan Government for Sewer and Drainage of record in Book 5032, Page 310, in the Register's Office for Davidson County, Tennessee.

5. Mineral Rights Reservation of record in Instrument Number 20011009-0110158, in the Register's Office for Davidson County, Tennessee.

6. Other matters of public record.

This is improved property located at 218 Largo Drive, Nashville, TN 37211.

Said property is conveyed subject to such limitation, restrictions, and encumbrances as my affect the premises.

STATE OF TENNESSEE,)
COUTNY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 27th day of April, 2011.

My Commission Expires:
11-5-14

Notary Public

Witness my hand this the 27 day of April, 2011.

BY: Mulugeth Abebe,
President , Day Star Business Group

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for said County and State, aforesaid, personally appeared Mulugeth Abebe , with whom I am personally acquainted, and who acknowledged himself to be President of the Day Star Business Group, the within name bargainor, a corporation, Mulugeth Aabebe, as President of Day Star Business Group, a Georgia Corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, b signing the name of the corporation by himself as President of Day Star Business Group.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of April, 2011.

My Commission Expires:
11-5-14

Notary Public