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 $85,000.00 Hugh W. E AFFIANT Subscribed and sworn to before me, this 4th day of May, 2011. Ann Hall NOTARY PUBLIC My Commission Expires: 01-06-2014

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

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Las Palmas Enterprises General Partnership 3269 Ezell Pike Nashville, TN 37211	SAME	Map 134-15 Parcels 13 and 14

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 **Las Palmas Enterprises,** a Tennessee general partnership, ("Grantee") its successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Parcel 1

3273 Ezell Pike, Nashville, TN
Map and Parcel 134-15-0-014.00

BILL GARRETT, Davidson County
Trans:T20110026818 DEEDWARRSP
Recvd: 05/05/11 13:50 3 pgs
Fees:18.00 Taxes:314.50
20110505-0034694

Land in the 5th, formerly the 7th district of Davidson County, Tennessee described partly according to a survey made by George W. Watkins, surveyor, October 24, 1955, as follows:
Beginning on the westerly margin of Ezell Road at the northeast corner of the property conveyed to Douglas T. Mangrum and wife, by deed from Joseph H. Mangrum and wife, of record in Book 2645, page 453, Register's Office for said County; thence with the northerly line of said Mangrum property, westwardly 158.8 feet more or less, to the easterly line of the 3.18 acre tract shown on said survey; thence with said line, north 5 deg. east 70 feet to the southwest corner of the property conveyed to Lewis E. Haynes and wife, by deed from Joseph H. Mangrum and wife, of record in Book 2648, page 563, said Register's Office; thence with the southerly line of said Haynes property, eastwardly 158.8 feet, more or less, to the westerly margin of Ezell Road; thence with the said road, south 5 degrees west 70 feet to the beginning.

Parcel 2
3275 Ezell Pike, Nashville, TN
Map and Parcels 134-15-0-013.00

A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, October 24, 1955, as follows:
Beginning at a point on the westerly margin of Ezell Road, North 5 deg. East 60 feet from a point in the northerly line of the property conveyed to Lillian C. Wiseman, by deed from Bessie E. Grubbs, et al, of record in Book 1643, page 351, Register's Office for said County; thence westwardly 158.8 feet, more or less, thence North 5 deg. East 70 feet; thence eastwardly 158.8 feet, more or less, to the westerly margin of Ezell Road; thence South 5 deg. West 70 feet to the beginning.

Being a portion of the same property conveyed to Five Star Investments, L.P, a Tennessee limited partnership by deed from William E. Knestrick, Trustee, et al by deed of record in Book 10800, Page 793, Register's Office for Davidson County, Tennessee.

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

AND **Five Star Investments, L.P** does hereby covenant with the said **Las Palmas Enterprises** 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 current years taxes which are being prorated and assumed by Grantee and matters shown on Matters shown on Final Plat Antioch Plaza recorded as Instrument Number 20001130-0117583 on November 30, 2000, Register's Office for Davidson County, Tennessee.

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 **Las Palmas Enterprises**, 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 Special Warranty Deed has been executed this 3rd day of May, 2011.

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

By: _____
Robert W. Knestrick, President

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 **Robert W. Knestrick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President 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 President of such general partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 3rd day of May, 2011.

Lynda S. Crane
NOTARY PUBLIC

My commission expires: 11-7-2012

LYNDA S. CRANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012