BILL GARRETT, Davidson County
Trans:T20120019702 DEEDWARRSP
Recvd: 03/19/12 13:56 4 pgs
Fees:23.00 Taxes:3607.50
20120319-0023211

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 $975,000.00

AFFIANT

Subscribed and sworn to before me, this 14th day of March, 2012.

NOTARY PUBLIC

My Commission Expires:

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Ebon Falcon, LLC 515 GREAT CIRCLE RD Nashville, TN 37228-1310	SAME	Map 70-11 Parcel 7

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 **Ebon Falcon, LLC, a Tennessee limited liability company**, ("Grantee") its successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

See Exhibit A attached hereto

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

AND **Five Star Investments, L.P** does hereby covenant with the said **Ebon Falcon, 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 matters shown on Exhibit B attached hereto, to which this conveyance is made subject.

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 **Ebon Falcon, 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 Special Warranty Deed has been executed this 14th day of March, 2012.

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 14th day of March, 2012.

_____
NOTARY PUBLIC

My commission expires:

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Mainstream Drive, west of Great Circle Road, being Tract No.37P as shown on the plan of Section Sixteen, Metrocenter as of record in Book 5190, Page 520, Register's Office for Davidson County, Tennessee (R.O.D.C.),and being more particularly described as follows:

BEGINNING at a concrete monument In the southerly right of way line of Mainstream Drive, said monument being westerly 730.06 feet from the centerline of Great Circle Road;

THENCE, leaving said right-of-way line with the westerly line of Tract No.33 as shown on the plan of Section II, Metrocenter as of record In Book 5200, Page 237, R.O.D.C., S 22° 38' W 306.43 feet to a point;

THENCE, leaving said line with the northerly line of property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 5588, Page 393, R.O.D.C., S 78 ° 40' W, 437.80 feet to a point;

THENCE, leaving said line with the easterly line of Tract No. 37H, as shown on the aforementioned plan of Section Sixteen, Metrocenter, N 20° 33' W, 248.56 feet to a point in the southerly right-of-way line of Mainstream Drive;

THENCE, with said line N 65° 52' 20" E, 198.98 feet to a point;
THENCE, continuing with said line with a curve to the right 463.11 feet to the point of beginning, said curve having a central angle of 34 ° 27' 35", a radius of 770.00 feet, a tangent of 238.79 feet and a chord of N 83 ° 06' 08" E 456.16 feet.

Being the same property conveyed to FIVE STAR INVESTMENTS, L.P., by deed of record in Book 9100, page 364 from Fountain Square Joint Venture, in the Register's Office of Davidson County, Tennessee .

EXHIBIT B
TITLE EXCEPTIONS

a. General or special taxes and assessments required to be paid in the year 2012 and subsequent years. Nashville, Davidson County Tennessee taxes, a lien but not yet due and payable, Map 70-11 Parcel 7. Taxes for 2012 have been prorated between the parties and will be paid by Grantee. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

b. Metropolitan Government easement for operation and maintenance of flood control levee and outlet works, including retention lakes (Lake Metrocenter and Amulet Lake)and drainage canals as contained in Metro Council Bill No. 73-608.

c. Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park, of record in Book 7487, page 952, Register's Office for Davidson County, Tennessee.

d. Restrictive covenants Mat-Nel Company of record in Book 4784, page 659, as made applicable to this property by restrictive covenants - MetroCenter Properties, of record in Book 7012, page 621 Restrictive covenants - MetroCenter of record in Book 5242,page 389 (as made applicable to other lands by restrictive covenants - MetroCenter of record in Book 5419, page 436) both restrictive covenants as modified in Modification to restrictive covenants - MetroCenter Properties of record in Book 5792, page 787; restrictions against competing hotels or motels in Memorandum of Lease of record in Book 5225, page 112, and in Exclusive Covenant - MetroCenter Properties of record in Book 5225, page 120; and restrictions in Declaration of record in Book 7012, page 61, Register's Office for Davidson County, Tennessee, (Provided, however, that the right of repurchase in favor of MetroCenter Properties (or the Mat-Nel Company")as set forth in Book 4784, page 698, and in Book 5242, page 393, has been released by instrument of record in Book 8064, page 560), all in the Register's Office for Davidson County, Tennessee.

e. All matters shown on the Plan of record in Book 5190, page 520, in said Register's Office.

f. Matters shown on survey of the subject property dated March 1, 2012 by Judy Judson RLS # 1935 of Barge, Waggoner, Sumner & Cannon, Inc.