Davidson County DEEDWARR
Recvd: 06/27/12 12:56 6 pgs
Fees:33.00 Taxes:2331.00
20120627-0056382

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Address New Owner And Send Tax Bills To:

Las Palmas Enterprises Partnership
3290 Ezell Pike
Nashville, TN 37211

Map & Parcel Number:

09114025000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2012.

Notary Public For The State Of Tennessee
My Commission Expires: MARCH 3, 2014

LEE ANN CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **LEV EVRENSON** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LAS PALMAS ENTERPRISES PARTNERSHIP**, a Tennessee general partnership (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and that the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 27th day of June, 2012.

Lev Evrenson

STATE OF FLORIDA)
)
COUNTY OF MIAMI DADE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lev Evrenson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 26 day of June, 2012.

Notary Public For The State Of Florida
My Commission Expires: 10/23/2015

ANGELA BELEIU
Notary Public - State of Florida
My Comm. Expires Oct 23, 2015
Commission # EE 140432
Bonded Through National Notary Assn.

Exhibit A

Legal Description

A tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on Mr. Gatti's Charlotte Pike Development of record in Book 5190, Page 441, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Ragan Smith Murphy & Associates, Inc., dated November 8, 1984 (Job No. 79-076), as follows:

Beginning at an iron pin in the southerly right-of-way line of Charlotte Pike and the northwesterly corner of Lot 2 of the above described recorded plat, said iron pin bearing S 75 deg. 45' 00" W, 830.81 feet, more or less, from the intersection of the westerly right-of-way line of Oceola Avenue with the southerly right-of-way line of Charlotte Pike; thence,

1. Leaving the southerly line of Charlotte Pike and with the westerly line of aforementioned Lot 2, S 14 deg. 14' 49" E, 164.82 feet to an iron pin in the northerly line of Gould Investors Trust property of record in Book 5539, Page 1, in the Register's Office for Davidson County, Tennessee, said iron pin also being the southwesterly corner of Lot 2; thence,

2. With the northerly line of said Gould Investors Trust property, S 73 deg. 57' 00" W, 174.64 feet to an iron pin; thence,

3. Leaving said northerly line, N 24 deg. 23' 00" W, 173.00 feet to a concrete monument in the southerly right-of-way line of Charlotte Pike; thence,

4. With said southerly line, N 75 deg. 45' 00" E, 205.00 feet to the point of beginning and containing 0.73 of an acre, more or less.

Being the same property conveyed to Lev Evrenson by deed from Mr. Gatti's Inc., of record in Book 9694, Page 299, Register's Office for Davidson County, Tennessee.

This is improved property known as 5821 Charlotte Pike, Nashville, Davidson County, Tennessee 37209 (Tax Parcel Identification Number: 09114025000).

Exhibit B

Permitted Encumbrances

1. Easements for utilities serving the subject property.

2. Davidson County property taxes for the year 2012, a lien, but not yet due and payable.

3. All matters shown on the plat of Mr. Gatti's Charlotte Pike Development, of record in Book 5190, Page 441, as amended in Book 5210, Page 210, in the Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record in Book 5519, Page 166, in the Register's Office of Davidson County, Tennessee.

5. Easement of record in Book 3913, Page 920, in the Register's Office for Davidson County, Tennessee.

6. Billboard lease agreement with Action Displays, Inc., an abstract of which is of record as Instrument No. 20031015-0152705, in the Register's Office for Davidson County, Tennessee, as assigned by Action Displays, Inc., to RTM Media, L.P., in a lease assignment of record as Instrument No. 20040122-0008564, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

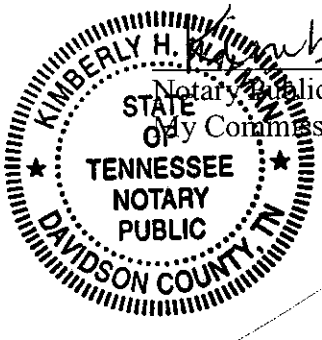
I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee ann campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013