THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

BILL GARRETT, Davidson County
Trans:T20140021907 DEEDWARRSP
Recvd: 04/01/14 16:01 4 pgs
Fees:23.00 Taxes:2527.10
20140401-0027052

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Land Partners, L.P. c/o MNG Real Estate Investments, LLC 9171 Towne Centre Drive, Suite 335 San Diego, CA 92122	Same	10302006400

STATE OF Tn.)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $683,000.

Affiant

SUBSCRIBED AND SWORN to before me this 31st day of March, 2014.

Notary Public
My Commission Expires: 10-25-14

MARJORIE A. HAWES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires APR 25 2014

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FFH PROPERTIES, a Tennessee general partnership, hereinafter "Grantor," has this day bargained and sold and do hereby transfer and convey to VICTORIA LAND PARTNERS, L.P., a California limited partnership, its successors and assigns, hereinafter "Grantee," that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that except as may be provided on Exhibit "A" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Said Property is known as 312B White Bridge Road, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of this 28th day of March, 2014.

FFH PROPERTIES

By:

Title: General Partner

STATE OF OHIO)
COUNTY OF CUYAHOGA)

Before me, LOUISE M. MAKI, of the State and County aforesaid, personally appeared GERALD C FORSTNER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of FFH PROPERTIES, the within named bargainor, a general partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, in Berea, Ohio, this 28th day of March, 2014.

Louise M Maki
NOTARY PUBLIC

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

LOUISE M. MAKI
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Medina County
My Comm. Exp. 5/28/16

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hoehn Heights, of record in Book 6050, page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being a part of the same property conveyed to FFH Properties, a Tennessee general partnership, by deed of record in Book 6802, page 7, Register's Office, Davidson County, Tennessee.

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

1. Taxes and assessments for the year 2014 and subsequent years, a lien but not yet due and payable.

2. Subject to all matters shown on Plan of Hoehn Heights, of record in Book 6050, page 262, Register's Office, Davidson County, Tennessee, including an anchor easement at northwest corner, and a utility and drainage easement along the easterly boundary (as depicted on survey).

3. Subject to Permanent Utility Easement to Nashville Gas Company of record in Book 6915, page 877, said Register's Office; Correction Easements of record in Book 7484, page 710, and Book 7493, page 877, Register's Office, Davidson County, Tennessee.

4. Subject to all matters shown on survey by John Kohl & Company, dated August 20, 2002.

5. Subject to the unrecorded Lease Agreement by and between FFH Properties, and Tennessee Lubes One, LLC, dated November 13, 2008, amended April 30, 2013.