BILL GARRETT, Davidson County
Trans:T20140021907 DEEDWARRSP
Recvd: 04/01/14 16:02 4 pgs
Fees:23.00 Taxes:3892.40
20140401-0027053

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

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	09605009700

STATE OF Tn.)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,052,000.

Affiant

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

Notary Public
My Commission Expires: 10-25-2014

MARJORIE A. HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2014

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 129 Donelson Pike, 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

Being a tract of parcel of land in the Third Civil District of Davidson County, Tennessee, described according to a survey by John Kohl & Company, P.C., dated November 30, 1987, as follows:

Beginning at a point in the centerline of Donelson Pike at the southwest corner of a tract of land conveyed to Addie Juanita Maynard in Book 5378, page 379, Register's Office for said County; thence along Maynard's south line S 84 deg. 27' 12" E, 147.59 feet to an iron pin; thence S 5 deg. 00' 00" W, 83.8 feet to an iron pin; thence N 84 deg. 27' 15" W, 148.68 feet to an iron pin; thence N 5 deg. 45' 04" E, 83.80 feet to the point of beginning, containing 0.285 acres, more or less.

Being the same property conveyed to FFH Properties, a Tennessee general partnership, by deed of record in Book 7429, page 36, Register's Office for 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 Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record in Book 6186, page 256, Register's Office, Davidson County, Tennessee.

3. Subject to Water Main Easement of record in Book 778, page 698, Register's Office, Davidson County, Tennessee.

4. Subject to all matters shown on Survey dated August 23, 2002 by John Kohl & Company.

5. Subject to title to portion of insured property within the bounds of Donelson Pike.

6. Subject to the unrecorded Lease Agreement by and between FFH Properties, and Tennessee Lubes One, LLC, dated April 30, 2013.