52

WARRANTY DEED

BOOK 11436 PG. 396

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mazahir Hamadani	Mazahir Humadani & Naresh Kumar	106-16-71
(NAME)	(NAME)	
619 Millwood Drive	1456 Quail Run	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAMCO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mazahir Hamadani and Naresh Kumar

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 3, Millwood, as of record in Plat Book 4595, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SAMCO by Limited Warranty Deed from Speedway SuperAmerica, successor by merger to EMRO MARKETING COMPANY of record in Book 11436, page 225 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes and assessmensts (both general and special) not then due and payable; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations. (7) All legal roads and highways.

Grantee agrees that for a period of ten (10) years from the date of this conveyance if the premises are used for a convenience store or for the sale, marketing, storage or advertising of petroleum fuels or moto oils, then any gasoline sold from the premises must be a "MAJOR" brand, from the following list: Texaco, Shell, Mobil, Amoco, Exxon, Phillips 66, Chevron, Citgo, or BP,

CONTINUED

unimproved ( )
This is improved (X) property, known as 619 Millwood Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of April, 19 99

SAMCO Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Ashok Munjal, 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 and who further acknowledged that he is the Managing Partner, of SAMCO, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of April, 1999.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/10/2003

Brenda L Bohman
Notary Public

99 APR 19 AM 9:54
LILL GARNER
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0575545

LEGAL DESCRIPTION CONTINUATION

and that his restrictin shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgae, lease or other instrument affecting the title to said premises.

05-595 KENEHAN TOTO 01/40 0744

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11436 PG. 399

0575545

IDENTIFICATION REFERENCE

99 APR 19 AM 9:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	265000.00
CON TX	980.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	995.50
CHECK	995.50

04/19/99 01 09:56 0001 3944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452904