Address New Owner	Map-Parcel Numbers	Send Tax Bills To:
Mohammed Nazemi 4315 Nolensville Road Nashville, Tennessee 37209	Map/Par. 147-07-0-041 Map/Par. 147-07-0-042 Map/Par. 147-07-0-035	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (apc) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, RAYMOND ZIMMERMAN; TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O LORI LEVY; TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O JODI LEVY; TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O AMY LEVY; SUE Z. KRESGE; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O. AMY LEVY; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O. JODI LEVY; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O. LORI HALBERG; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O. SUE Z. KRESGE; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. AMY LEVY; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. JODI LEVY; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. LORI HALBERG; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. JULIE KEEGAN; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. LISA KRESGE, all of the foregoing doing business as H & R Realty Company, an oral Tennessee general partnership (collectively the "Grantor"), has bargained and sold, and by these presents transfers and conveys to MOHAMMED NAZEMI (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,180,000.

Affiant

Subscribed and sworn to before me this 17th day of March, 2003.

Notary Public

[SEAL] My Commission Expires: 7/24/03

Davidson County DEEDWARR
Recvd: 03/17/03 13:15 14pg
Fees:73.00 Taxes:8066.00
20030317-0035168

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by Grantee;

2. Easement Agreement of record in Book 9780, page 37, Davidson County Register of Deeds.

3. This is improved property known in part as 4225 Nolensville Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this 7th day of March, 2003.

_____
RAYMOND ZIMMERMAN
Partnership Interest: 50%

TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O LORI LEVY
Partnership Interest: 1.2346%

By: Equitable Trust Company, Trustee

By: _____

Title: _____

TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O JODI LEVY
Partnership Interest: 1.2346%

By: Equitable Trust Company, Trustee

By: _____

Title: _____

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by Grantee;

2. Easement Agreement of record in Book 9780, page 37, Davidson County Register of Deeds.

3. This is improved property known in part as 4225 Nolensville Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of March, 2003.

_____
RAYMOND ZIMMERMAN
Partnership Interest: 50%

TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O LORI LEVY
Partnership Interest: 1.2346%

By: Equitable Trust Company, Trustee
By: _____
Title: President

TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O JODI LEVY
Partnership Interest: 1.2346%

By: Equitable Trust Company, Trustee
By: _____
Title: President

TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O AMY LEVY
Partnership Interest: 1.2346%

By: Equitable Trust Company, Trustee

By: _____

Title: _____

SUE KRESGE
Partnership Interest: 11.111%

By: Sue E Kresge By Roger Proctor

Roger Proctor, Attorney-in-Fact

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O AMY LEVY
Partnership Interest: 4.3210%

By: Equitable Trust Company, Trustee

By: _____

Title: _____

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O JODI LEVY
Partnership Interest: 4.3210%

By: Equitable Trust Company, Trustee

By: _____

Title: _____

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O LORI HALBERG
Partnership Interest: 4.3210%

By: Equitable Trust Company, Trustee

By: _____

Title: _____

TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O AMY LEVY
Partnership Interest: 1.2346%

By: Equitable Trust Company, Trustee
By: _____
Title: President

SUE KRESGE
Partnership Interest: 11.111%

By: _____
Roger Proctor, Attorney-in-Fact

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O AMY LEVY
Partnership Interest: 4.3210%

By: Equitable Trust Company, Trustee
By: _____
Title: President

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O JODI LEVY
Partnership Interest: 4.3210%

By: Equitable Trust Company, Trustee
By: _____
Title: President

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O LORI HALBERG
Partnership Interest: 4.3210%

By: Equitable Trust Company, Trustee
By: _____
Title: President

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O SUE Z. KRESGE
Partnership Interest: 5.5556%

By: _____
Raymond Zimmerman, Trustee

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O AMY LEVY
Partnership Interest: 3.3333%

By: Equitable Trust Company, Trustee
By: _____
Title: President

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O JODI LEVY
Partnership Interest: 3.3333%

By: Equitable Trust Company, Trustee
By: _____
Title: President

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O LORI HALBERG
Partnership Interest: 3.3333%

By: Equitable Trust Company, Trustee
By: _____
Title: President

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O JULIE KEEGAN
Partnership Interest: 3.3333%

By: _____
Raymond Zimmerman, Trustee

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O LISA KRESGE
Partnership Interest: 3.3333%

By: _____
Raymond Zimmerman, Trustee

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O SUE Z. KRESGE
Partnership Interest: 5.5556%

By: _____
Raymond Zimmerman, Trustee

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O AMY LEVY
Partnership Interest: 3.3333%

By: Equitable Trust Company, Trustee

By: _____

Title: _____

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O JODI LEVY
Partnership Interest: 3.3333%

By: Equitable Trust Company, Trustee

By: _____

Title: _____

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O LORI HALBERG
Partnership Interest: 3.3333%

By: Equitable Trust Company, Trustee

By: _____

Title: _____

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O JULIE KEEGAN
Partnership Interest: 3.3333%

By: _____
Raymond Zimmerman, Trustee

TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O LISA KRESGE
Partnership Interest: 3.3333%

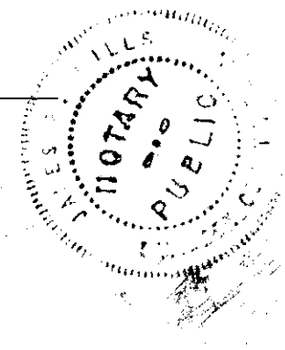
By: _____
Raymond Zimmerman, Trustee

STATE OF TN)
COUNTY OF WILLIAMSON)

Personally appeared before me, James R. Mills, the undersigned, a Notary Public in and for said County and State, the within named Raymond Zimmerman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Brentwood, TN, on this the 7th day of March, 2003.

James R Mills
Notary Public



My Commission Expires:

5/30/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, the undersigned, a Notary Public in and for said State and County, the within named Roger Proctor to me known to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Sue Z. Kresge, the bargainor, and acknowledged that he executed the same as the free act and deed of said Sue Z. Kresge for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the ___ day of March, 2003.

_____
Notary Public

My Commission Expires:

_____

STATE OF _____)
COUNTY OF _____)

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

WITNESS my hand and seal at office in _____, _____, on this the ____ day of March, 2003.

_____
Notary Public

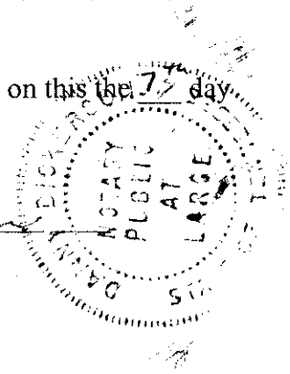
My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denny D. Dickerson, the undersigned, a Notary Public in and for said State and County, the within named Roger Proctor to me known to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Sue Z. Kresge, the bargainor, and acknowledged that he executed the same as the free act and deed of said Sue Z. Kresge for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 7th day of March, 2003.



_____
Notary Public

My Commission Expires:
January 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JANET FUSER, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared M. KIRK SUDBEY JR., PRESIDENT of Equitable Trust Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Equitable Trust Company to be the Trustee of the following trusts: TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O LORI LEVY; TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O JODI LEVY; TRUST UNDER WILL OF DORIS Z. TENENBAUM F.B.O AMY LEVY; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O. AMY LEVY; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O. JODI LEVY; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O. LORI HALBERG; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. AMY LEVY; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. JODI LEVY; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. LORI HALBERG; the within named bargainor, trusts, and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trusts by Equitable Trust Company as such Trustee.

WITNESS my hand and seal at office in NASHVILLE, Tennessee, this the 10th day of March, 2003.

Janet L. Fuser
Notary Public

My Commission Expires:

My Commission Expires JULY 30, 2005

JANET L. FUSER NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, James R. Mills, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Raymond Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~Equitable Trust Company~~ Raymond Z. Zimmerman to be the Trustee of the following trusts: TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 10, F.B.O. SUE Z. KRESGE; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. JULIE KEEGAN; TRUST UNDER WILL OF MARY K. ZIMMERMAN, PARAGRAPH 9, F.B.O. LISA KRESGE, the within named bargainor, trusts, and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trusts by himself as such Trustee.

WITNESS my hand and seal at office in Brentwood, Tennessee, this the 7th day of March, 2003.

James R. Mills
Notary Public

My Commission Expires:
3/5/04

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

EXHIBIT "A" LEGAL DESCRIPTION

TRACT I:

A small triangular tract of land in the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being an unnumbered lot on the unrecorded plan of the Subdivision of J.R. Caruthers property, described according to a survey made by Norris H. Hickerson, Surveyor, June 19, 1948, and by George W. Watkins, Surveyor, October 5, 1953, as follows:

Beginning at an iron pin on the westerly margin of the Nolensville Road at a point 427 feet, more or less, south of the center line of the Owen-Winstead Pike, Jim Dye's southeast corner; thence with the southerly line of said Dye property 55° 45' west 300 feet to the northerly line of Lot No. 5, on said unrecorded subdivisions of the Caruthers property; thence with said line north 76° east 288 feet to an iron pin on the westerly margin of the Nolensville Road; thence with said road, north 16° 55' west 100 feet to the beginning.

TRACT II:

A small tract of land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 5 on the Subdivision of the J.R. Caruthers Property, shown on a map made by Norris H. Hickerson, Surveyor, June 19, 1948, as follows:

Beginning at a point in the westerly margin of Nolensville Pike at the southeast corner of the Crabtree property at an iron pin set at said corner; thence along Crabtree's southerly line South 76° west 288 feet to a point in the southerly line of the Dye property; thence along Dye's line, South 55° 45' West 75 feet to a point in the center line of a ditch; thence along said ditch, South 23° 45' West 38 feet to the rear corner of lots Nos. 4 and 5; thence along the line between lots Nos. 4 and 5, North 73° 20' East 360.7 feet to the westerly margin of Nolensville Pike; thence along said Pike, North 16° 55' West 50.2 feet to the beginning.

TRACT III:

LAND in Davidson County, Tennessee, being a small tract of land in the 6th, formerly the 8th, Civil District of said County, being lots Nos. 3 and 4 on the subdivision of the J.R. Caruthers Property, not of record, described together according to a survey made by Norris H. Hickerson, Surveyor, June 19, 1948, as follows:

BEGINNING on the westerly margin of Nolensville Pike at the southeast corner of the property conveyed to Marshall Dixon and wife, by deed from J.R. Caruthers and wife, of record in Book 1631, page 358, Register's Office for said county, being the corner of lots Nos. 4 and 5, thence with the line between said two lots, south 73° 20' west 360.7 feet; thence south 23° 25' west 9 feet; thence south 36° 20' east 98 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots, north 73° 40' east 325.4 feet to the westerly margin of said Nolensville Pike; thence with same, north 16° 55' west 100 feet to the beginning.

TRACT IV:

Land being a small tract in the 6th Civil District of Davidson County, Tennessee, being known as lot No. 2, of the Subdivision of the J.R. Caruthers Property shown on a map made by Norris H. Hickerson, Surveyor, June 19, 1948, and described as follows:

BEGINNING at an iron pin in the west margin of Nolensville Pike at the corner of lots Nos. 1 and 2; thence along the margin of said Pike, north 16° 55' west 50 feet to the corner of lots Nos. 2 and 3; thence with the line between said lots south 73° 40' west 325.4 feet to a point; thence south 36° 20' east 50 feet to the corner of lots Nos. 1 and 2; thence with the line between said lots north 73° 50' east 309.2 feet to the beginning.

BEING the same property conveyed to Freeman Smith and wife, Marie Smith, by deed from J.R. Caruthers, et al., of record in Book 1782, page 186, said Register's Office. Marie Smith having since died and Freeman Smith having subsequently married his present wife whose name is Willie Mai Smith.

TRACT V:

A small tract of land in the 6th Civil District of Davidson County, Tennessee, being lot No. 1 on the Subdivision of the J.R. Caruthers Property, shown on a map made by Morris E. Hickerson, Surveyor, June 19, 1948, and described as follows:

BEGINNING at a point at an iron pin on the westerly margin of Nolensville Pike, the northeast corner of the Meadow Property; thence along said Pike, north 16° 55' west 50 feet to the corner of lots Nos. 1 and 2; thence with the line between said lots, south 73° 50' west 309.2 feet to the east line of the B.F. Cook Tract, in the center of a W.P.A. ditch; thence along the center of said ditch, south 36° 20' east 50 feet to an iron pin, the northwest corner of the Meadow Property; thence along Meadow's line north 74° east 293 feet to the beginning.

TRACT VI:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, described according to a survey made by H.B. Fowlkes, Surveyor, November 1944, as follows:

BEGINNING on the westerly margin of the Nolensville Road at the northeast corner of the property conveyed to Phil Cohen and wife, by deed from W.P. Fults and wife, of record in Book 1541, page 27, R.O.D.C., Tennessee, thence with said road northerly 93.75 feet, more or less; thence westerly 293 feet to the center of a paved ditch; thence with the center of said ditch south 29 degrees 15 minutes east 152 feet, more or less, to said Cohen's northwesterly lines; thence with his line easterly 263 feet, more or less, to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM:

BEGINNING at a point in the westerly margin of Nolensville Road, at the northeast corner of the property conveyed to Elzra T. Nightingale and wife, Jennie Ruth Nightingale, by deed from Phil Cohen and wife, as of record in Book 1556, page 51, Register's Office, and also being the common corner and the southeast corner of the property that was conveyed to Harry Zimmerman and Raymond Zimmerman, by deed from Idella Fitzgerald, as of record in Book 4274, page 339, said Register's Office, thence westerly parallel to the north line of the Zimmerman property, 263

feet more or less to the centerline of a paved ditch; thence with the centerline of said ditch, South 29° 15' East 55 feet to a point at the turn in said ditch; thence easterly 260 feet more or less to the point of beginning.

TRACT VII:

Land in Davidson County, Tennessee, being in the 6th formerly 8th Civil District, and described as follows:

Beginning at a point in the westerly margin of Nolensville Road, opposite a cross cut in the top of a concrete culvert end wall, over said right of way, in the centerline of a branch; thence down said branch and leaving said branch, South 73°05' West 230 feet to a point in the center of a paved ditch; thence with the center of said ditch, South 45°05' East 17.7 feet; thence South 18°35' East 28 feet to a point in the north line of Lot 1 of T.C. Cooks' Subdivision, of record in Book 547, page 163 Register's Office for said County; thence along the northerly line of said Lot No. 1, South 87°35' East 235 feet to the westerly margin of Nolensville Road; thence with the margin of the same North 16°55' West 121.5 feet to the point of beginning, containing 0.4 acres, more or less.

TRACT VIII:

Land in Davidson County, Tennessee, being in the 6th formerly 8th Civil District, and described as follows:

Being described according to a survey made by H.B. Fowlkes, Surveyor, November ___, 1944 as follows:

Beginning on the westerly margin of Nolensville Road, at the northeast corner of the property conveyed to Phil Cohen and wife, by deed from W.P. Fults and wife, of record in Book 1427, page 437, Register's Office for said County; thence with said Road, northwardly 100 feet; thence westwardly and parallel with said Cohen's northerly line, 263 feet more or less, to the center of a paved ditch; thence with the center of said ditch, South 29°15' East 55 feet more or less to a point North 45°05' West 55.3 feet from the northwest corner of said Cohen property; thence South 45°05' East 55.3 feet to the said Cohen's northwest corner; thence with his northerly line, North 73°05' East 230 feet to the point of beginning.

Being the same property conveyed to Harry Zimmerman and Raymond Zimmerman doing business as H & R Realty Company, an oral Tennessee general partnership by deeds of record in Book 4389, page 475; Book 4298, page 78; Book 4272, page 630; Book 4272, page 854; Book 4272, page 850; Book 4274, page 339 said Register's Office.

Harry Zimmerman died in July, 1986 and his partnership interest passed to his wife, Mary Zimmerman. In November, 1986, Mary Zimmerman died and this partnership interest passed to her daughters, Sue Z. Kresge and Doris Z. Tenenbaum and several trusts. Doris Tenenbaum died in March, 1989 and her partnership interest passed to a trust established under her will. Thus, the partnership interests in Grantor as of the date of this deed are as shown on the signature pages.