WARRANTY DEED

THIS INSTRUMENT PREPARED BY: DINMORES & SHOHL LLP
SUITE 1100, BANK OF AMERICA PLAZA, 414 UNION STREET
NASHVILLE, TN 37219.

GRANTOR: David G. Patterson, Jr. and William Bickley

GRANTEE: Rashid Nowroozi and Fatemeh Tahmasbi

Davidson County DEEDWARR
Recvd: 06/05/03 10:55 5pgs
Fees:28.00 Taxes:925.00

20030605-0077555

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
908 2nd Avenue South Nashville, TN 37210	(same)	93-15-317 93-15-104

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FOR AND IN CONSIDERATION of Two Hundred and Fifty Thousand and 00/100 Dollars ($250,000.00) and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, David G. Patterson, Jr. and William Bickley, hereinafter called the GRANTOR, does hereby bargain, convey, sell and convey to Rashid Nowroozi and Fatemeh Tahmasbi, hereinafter called the GRANTEE, their heirs, successors and assigns, those parcels of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as 908 2nd Avenue South.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference. The Property and the improvements thereon are conveyed as is with no representations or warranties as to its condition.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $250,000.00.

Affiant: X

Sworn to and subscribed before me, this 2nd day of June, 2003.

Notary Public

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this _____ day of June, 2003.

David G. Patterson, Jr.

William Bickley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Victoria A. Hellmer, a Notary Public of said County and State, David G. Patterson, Jr., the within named 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, at Office, this 2nd day of June, 2003.

Victoria A. Hellmer
Notary Public

VICTORIA A. HELLMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Victoria A. Hellmer, a Notary Public of said County and State, William Bickley, the within named 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, at Office, this 2nd day of June, 2003.

Victoria A Hellmer
Notary Public

VICTORIA A. HELLMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/07

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, being the northerly thirty-six and one-half (36-1/2) feet of lot No. 11 on the Plan of Irwin's Subdivision, as of record in Book 17, page 615, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 11 fronts thirty-six and one half (36-1/2) feet on the easterly side of Second Avenue, South, formerly Market Street, and runs back between parallel lines, with the south line of Lot No. 12 on said plan, one hundred eighty-eight (188) feet to an alley, the said common south line of lot No. 12 and the north line of Lot No. 11, being one hundred twenty-three (123) feet south of the south margin of Carroll Street, excluding the portion of the easterly side of Second Avenue, South, taken by the City of Nashville for the construction of the Lafayette Street Highway.

Also EXCLUDED from the property herein conveyed (but included in the foregoing description) is that portion conveyed to the State of Tennessee for the benefit of the Department of Highways, by deed of record in Book 4290, page 97, Register's Office for said County, which EXLCUDED portion is described as follows:

Beginning at a point in the westerly margin of an alley 118.5 feet, more or less, southerly from the south margin of Carroll Street; thence with said alley South 27 deg. 34 min. East, 38 feet to the northeast corner of Gulf Oil Corporation Property; thence with their northerly line South 63 deg. 20 min West, 19.2 feet to a point; thence, North 27 deg. 34 min. West, 38 feet to a point; thence North 63 deg. 20 min. East, 19.2 feet to the point of beginning and containing 700 square feet, more or less.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 14 and all of Lot No. 13 in Irwins Plan of Lots in South Nashville, as of record in Book 17, page 615, Register's Office for said County. More particularly described as follows:

Beginning at the intersection of the easterly margin of Second Avenue South, with the southerly margin of Carroll Street, as widened; thence eastwardly with said southerly margin of Carroll Street as widened for a distance of 188 feet, more or less, to intersection with the westerly margin of an alley; thence southwardly with said westerly margin of an alley for a distance of 118-1/2 feet, more or less, to the common corner of Lots Nos. 12 and 11; thence westwardly with the common line of lots Nos. 12 and 11 for a distance of 184.92 feet, more or less, to intersection with the easterly margin of Second Avenue, South, as widened; thence northwardly with said easterly margin of Second Avenue South as widened for a distance of 119-1/2 feet, more or less, to the point of beginning.

EXCLUDED from the property herein conveyed (but included within the foregoing description, is that portion conveyed to the State of Tennessee for the benefit of the

Department of Highways by warranty deed of record in Book 4290, page 94, Register's Office for said County, which excluded portion is described as follows:

Being the north part of Lots 12, 13 and 14 on the Map of Irwin Subdivision, as of record in Book 17, page 615, Register's Office for said County.

PARCEL #1: Beginning at a point in the southeast intersection of 2nd Avenue South and Carroll Street; thence eastwardly with said Carroll Street 35 feet to a point; thence South 1 deg. 52 min. East 80.8 feet to the easterly margin of 2nd Avenue South; thence northwardly with the easterly margin of 2nd Avenue South 72.8 feet to the point of beginning.

PARCEL #2: Beginning at a point in the southerly margin of Carroll Street, 169.7 feet eastwardly from the southeast corner of the intersection of 2nd Avenue South and Carroll Street; thence eastwardly with the southerly margin of Carroll Street 19.2 feet to the westerly margin of an alley; thence with the westerly margin of said alley South 27 deg. 34 min. East, 118.5 feet to a point; thence South 63 deg. 20 min. West, 19.2 feet to a point; thence North 27 deg. 34 min. West 118.5 feet to the point of beginning. Parcels 1 and 2 contain 3656 square feet, more or less.

There is also hereby conveyed a line extending along the southerly margin of Carroll Street. Beginning at a point in the southerly margin of Carroll Street 35 feet easterly from the southwest corner of 2ns Avenue South and Carroll Street and running North 62 deg. 26 min. East, 134.7 feet to a point.

Being the same property conveyed to David G. Patterson, Jr. and William Bickley of record in Book 6078 Page 91 Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Lease Agreement between David Patterson and Lamar Corporation of record in Book 7672, page 116.

2. Easement for "Cut Slope" as set forth in Minute Book 36, page 246.

3. Easement for "Cut Slope" as set forth in Minute Book 37, pages 481 and 482.

4. Easement for 8 inch sewer across premises of record in Book 3888, page 450.

5. Lack of direct access to a controlled access highway from the premises, such rights of access having been granted to the State of Tennessee of record in Book 4290, page 94 and 97.

6. ALL matters shown on Plat recorded in Book 17, page 615.