**Return to: Box 10-B
Cohen & Cohen

This instrument prepared by:

William E. Shofner, Esq.
Waller Lansden Dortch & Davis, PLLC
511 Union Street, Suite 2100
Nashville, Tennessee 37219-8966

Davidson County DEEDWARR
Recvd: 10/16/03 12:56 5pgs
Fees:28.00 Taxes:1665.00
20031016-0153487

WARRANTY DEED

Address New Owner(s) and Send Tax Bills as follows:

Samad Zanjanipour
2150 Nolensville Road
Nashville, TN 37211

Map Parcel Number

147-12-0-35.01

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, MHAS PROPERTIES, LLC, a New York limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey, unto SAMAD ZANJANIPOUR and wife, MANIGEH MOHAMMADKHAH ("Grantees"), their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, as specifically described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, except as set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, other than claims arising out of the Permitted Exceptions.

Executed as of the 9 day of October, 2003.

MHAS PROPERTIES, LLC

By: _____
Name (Print): Jeffrey T. Ford
Title: Managing director

STATE OF New York

COUNTY OF New York

Personally appeared before me Vivian F. Touliatos, a Notary Public of said County and State, Jeffrey J. Feil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Director of MHAS Properties, LLC, a New York limited liability company, the within named bargainor, and acknowledged that he, as such Managing Director, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand, at office this 9th day of October 2003

Notary Public

My Commission Expires:

1/31/07

VIVIAN F. TOULIATOS
Notary Public, State Of New York
No. 4721647
Qualified In Nassau County
Commission Expires 01/31/07

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Sworn to and subscribed before me
this 16th day of October, 2003.

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

9-22-2007

962684.3

EXHIBIT A

The Real Property

Lot situated in Davidson County, Tennessee, being all of Lot 2 in Union 76 Subdivision as shown on Plat of record in Book 4300, Page 42, Register's Office of Davidson County, Tennessee, as more particularly described as follows:

BEGINNING at an iron pin in the western right of way margin of Nolensville Road, said pin also being the Northeast corner of Lot 1 of Union 76 subdivision; thence leaving said right of way South 66° 25' 28" West 176.00 feet to an iron pin, the common corner of Lots 1, 2 and 3; thence North 23° 06' 25" West 96.35 feet to an iron pin; thence North 1° 20' 21" West 112.35 feet to an iron pin in the Southern right of way margin of Northcrest Drive; thence with the chord of curve, having a radius of 273.70 feet and a length of 90.57 feet, North 79° 10' 51" East 90.16 feet to a concrete monument; thence with the chord of a curve, having a radius of 46.0 feet and a length of 67.40 feet, South 68° 19' 27" East 61.53 feet to a concrete monument; thence with the chord of a curve, having a radius of 1,814.37 feet and a length of 136.99 feet, South 24° 11' 08" East 136.96 feet to the POINT OF BEGINNING.

Being the same property conveyed by Carole A. Feil and Jeffrey Feil, as Co-Trustees of the Marital Trust under the Estate of Louis Feil, to MHAS Properties, LLC, a New York limited liability company, by deed record in Inst. No. 20031014-0152323, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Facts which would be disclosed by a comprehensive survey of the premises described herein.

2. Rights and claims of parties in possession.

3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice appears of record.

4. General or special taxes and assessments required to be paid in the year 2003 and subsequent years.

5. Matters shown on the Plan of record in Book 4300, page(s) 42, said Register's Office.

6. Easement of record in Book 6303, page 729, said Register's Office.

7. Short Form Lease between M & H Properties, Inc., a Delaware corporation, and Malone & Hyde, Inc., a Tennessee corporation, of record in Book 6638, page 794, said Register's Office.

8. Assignment and Assumption of Leases of record in Book 6976, page 740, said Register's Office.

9. Subordination Non-Disturbance and Attornment Agreement of record in Book 6638, page 839, said Register's Office.