Box 29

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

13915

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/25/06

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Reza Shams		105-15-15
(NAME)	(NAME)	
5932 Mount View Road	New Owner	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, 460 Craighead, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammad Reza Shams

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 05/03/04 15:18 3pgs
Fees:18.00 Taxes:1036.00

20040503-0050195

This is improved property known as 460 Craighead Street, Nashville, TN 37204

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 their hands this 30th day of April, 2004.

460 Craighead, Inc.

By: _____

File No.: 13915

ATTACHMENT

TRACT I:
LAND in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the land of W. W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, described according to a survey made by Frank V. Neeley, dated June 3, 1988, as follows:

Beginning at an iron pin in the northerly margin of Craighead Street; thence with the northerly margin of Craighead Street, North 89 deg. 06 min. 19 sec. West, a distance of 275.00 feet to an iron pin; thence North 00 deg. 53 min. 41 sec. East, a distance of 18.00 feet to an iron pin; thence North 89 deg. 06 min. 19 sec. West, a distance of 22.60 feet to an iron pin; thence leaving said margin of Craighead Street, North 6 deg. 55 min. 16 sec. East, a distance of 95.66 feet to an iron pin; thence North 21 deg. 38 min. 02 sec. East, a distance of 227.46 feet to an iron pin; thence North 31 deg. 04 min. 15 sec. East, a distance of 140.17 feet to an iron pin; thence South 75 deg. 58 min. 24 sec. East, a distance of 107.76 feet to a concrete monument; thence South 3 deg. 23 min. 00 sec. East, 423.73 feet to the point of beginning, containing 2.2375 acres, more or less.

TRACT II:
BEING a 25 foot easement for a travelway running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows:

Beginning at an iron pin at the northeast corner of the above tract and running thence, North 40 deg. East, to the westerly margin of Bransford Avenue; thence with the margin of same, southerly 25 feet to a point; thence South 40 deg. West to a point in the easterly line of said 2.1 acre tract 25 feet south of the iron pin at the beginning point; thence with the easterly line of said 2.1 acre tract, North 3 deg. 23 min. West, 25 feet to the beginning.

BEING the same property conveyed to 460 Craighead, Inc., a Tennessee Corporation, by Warranty Deed from Charles W. Hawkins, III and William H. Hawkins, dated September 27, 1993, and recorded in Book 9092, page 970, said Register's Office.

13915

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David A. Cullum and ---------- with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and ---------- respectively of the 460 Craighead, Inc. the within named bargainor, a corporation, and that (he / they) as such President and ----------, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said David A. Cullum as such President and attesting the same be the said ---------- as such ----------.

Witness my hand and official seal at office at Nashville Tennessee on this the 30th day of April, 2004.

My commission expires ----------

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006