FOR RECORDING PURPOSES

LTIC File No. NA014048ND

318 LT

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 150,000.00

Gloria Harvey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

Beth Triplett
NOTARY PUBLIC

COMMISSION EXPIRES: 5/28/06

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/04 14:26 2pgs
Fees:13.00 Taxes:555.00

20040513-0056196

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 950, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Azmi Ahmad Mukahal 424 Stonetree Dr Smyrna TN 37167	SAME	120-1-162

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

AMERICAN REAL ESTATE HOLDINGS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

AZMI AHMAD MUKAHAL

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO. 8 ON THE PLAT OF THE RESUBDIVISION OF LOTS 7 & 8, THE OAKS, OF RECORD IN PLAT BOOK 4885, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 8 FRONTS 85.45 FEET ON THE NORTHEAST MARGIN OF MURFREESBORO ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES, 200.00 FEET TO A LINE IN THE REAR.

BEING AND INTENDING TO CONVEY TRACT II OF THE SAME PROPERTY CONVEYED TO AMERICAN PROPERTY INVESTORS VI, A COLORADO LIMITED PARTNERSHIP, BY WARRANTY DEED OF RECORD IN BOOK 5110, PAGE 941, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID AMERICAN PROPERTY INVESTORS VI, A COLORADO LIMITED PARTNERSHIP IS NOW KNOWN AS AMERICAN REAL ESTATE HOLDINGS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP SUBSEQUENT TO A MERGER REFERENCED BY CERTIFICATE OF CANCELLATION RECORDED IN BOOK 7290, PAGE 76, SAID REGISTER'S OFFICE.

NOTE: THE LEGAL DESCRIPTION IN DEED BOOK 5110, PAGE 941, SAID REGISTER'S OFFICE, MISTAKENLY REFERRED TO "THE RESUBDIVISION OF LOT 2, THE OAKS" WHEN THE CORRECT PLAT REFERENCE IS "THE RESUBDIVISION OF LOTS 7 & 8 THE OAKS".

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS OF RECORD INCLUDING THE FOLLOWING MATTERS:

1. ALL MATTERS SHOWN ON PLAT RECORDED IN BOOK 4885, PAGE 61, SAID REGISTER'S OFFICE.
2. LEASE DATED SEPTEMBER 26, 2000 BY AND BETWEEN AMERICAN REAL ESTATE HOLIDNGS LIMITED PARTNERSHIP, AS LANDLORD, AND BEST ONE TIRE AND SERVICE, SUCCESSOR BY ASSIGNMENT TO TIRE DISTRIBUTION SYSTEMS, INC., AS TENANT AND SUPPLEMENTED BY A GUARANTY DATED FEBRUARY 21, 2003 BY S & S FIRESTONE, INC., AS GUARANTOR AND AMERICAN REAL ESTATE HOLDINGS LIMITED PARTNERSHIP, AS LANDLORD (COLLECTIVELY, THE "LEASE").

THIS IS (X)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS: **1180 Murfreesboro Road, Nashville, TN**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever 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, this 5th day of May, 2004.

American Real Estate Holdings Limited Partnership

By: American Property Investors, Inc., its general partner

By: John P. Saldarelli

John P. Saldarelli, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF New York

COUNTY OF Westchester

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared John P. Saldarelli with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Vice President of American Property Investors, Inc., general partner to AMERICAN REAL ESTATE HOLDINGS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, the within named bargainor, a partnership, and that such person, as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by such person as partner.

Witness my hand and official seal at office at 100 S. Bedford, Mt. Kisco, NY on this 5th day of ~~April 2004~~ May 2004.

Maria Rodriguez

Notary Public

MARIA RODRIGUEZ
Notary Public, State of New York
No. 01RO6073010
Qualified in Queens County
Certificate Filed in NY & Westchester Counties
Commission Expires April 15, 2006

Commission Expires: 4/15/2006