Box 7A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Nader Karshenas	Same	Map 147-7
3288 Ezell Place		Parcels 84, 85, 236
Nashville, TN 37211		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Franklin Realty Mortgage Corporation, an Illinois Corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Nader Karshenas** (The "Grantee"), his successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Attached Exhibits A and B.

Being the same property conveyed to Franklin Realty Mortgage Corporation from Superior Built Construction Corporation, by instruments of record 20040126-0009838 and 20040126-0009839, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

Davidson County DEEDWARR
Recvd: 09/08/04 13:53 4pgs
Fees:23.00 Taxes:740.00
20040908-0108566

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 20TH **day of August, 2004.**

Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of August, 2004.

FRANKLIN REALTY MORTGAGE CORPORATION

By: _____

Its: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared FRANK RICCI, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be the PRESIDENT of Franklin Realty Mortgage Corporation, an Illinois corporation, and that HE as such PRESIDENT executed the foregoing instrument as the PRESIDENT, by signing the name of the corporation in such capacity as PRESIDENT.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of August, 2004.

_____
Notary Public

My Commission Expires: _____

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08

EXHIBIT A

Land located in the 26th Councilmanic of Nashville, Davidson County, Tennessee on the northerly margin of Winston Avenue W., West of Nolensville Pike and being bounded on the north by Oakley and Metro Government on the east by W.L. Hall, Trustee, J.J. Watson Avenue and Pressley B. Gray on the south by Winston Avenue W. and on the west by Edmondson Cemetery and DKT and R. Investors and being described according to a boundary survey dated 6-25-02 by Campbell, McRae and Associates Surveying, Inc. 2918 Berry Hill Drive, Nashville, Tennessee 37204 PH. 615-298-2424 (John Hood TN R.L.S. #1838) as follows:

Beginning at an iron rod (old) on the northerly margin of Winston Avenue W. said rod being the southwest corner of the Pressley B. Gray Land (Book 4885, page 99 R.O.D.C., TN) shown as a reserved parcel on a plat entitled Bell Manor (Book 4885, Page 99 R.O.D.C., TN.); Thence with said northerly margin of Winston Avenue W. S. 87°51'03" W. 240.65 feet to a iron rod (old) in the easterly line of Edmondson cemetery (Book 1136, Page 678 R.O.D.C., TN.); Thence leaving said northerly margin with said cemetery N. 11°24'17" E, passing the corner of said cemetery and DKT and R Investors Land (Book 7544, Page 325 R.O.D.C., TN.) for a total distance of 497.89 feet to a iron rod (new) at the southwest corner of the Raymond R. and Linda Faye Oakley Land (Book 10163, Page 251 R.O.D.C., TN) shown as Lot 23 on a plat entitled T.C. Cooks Re-Subdivision of part of the B.F. Cook Old Home Place (Book 547, Page 163 R.O.D.C., TN.) and being located S. 11°24'17"W 5.01 feet from a concrete monument (old) at the northeast corner of said DKT and R Investors Land; Thence with said Oakley and the southerly line of Lots 22 and 21 being owned by Raymond F. and Linda Faye Oakley (Book 8772, Page 897 R.O.D.C., TN.) S 83°42'16" E 226.74 feet to a iron rod (old) in the southerly line of said Lot 20 owned by Metro Government (Book 5414, Page 245 R.O. D.C., TN.) at the Northwest corner of the W.L. Hall Trustee Land (Instrument #20020102-0000437 R.O.D.C., TN.); Thence with said Hall S 11°35'03" W 217.08 feet to a iron rod (old) in the westerly end of J.J. Watson Avenue (30' R.O.W.); Thence with said J.J. Watson Avenue and said Gray S 09°20'51" W. 244.76 feet to the point of beginning containing 2.51 acres more or less.

EXHIBIT B

Land located in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, located on the northerly margin of J.J. Watson Avenue west of Nolensville Pike and being bounded on the north by Lots 13-20 of T.C. Cooks Resubdivision of part of the B.F. Cook Old Home Place on the east by Redd and Wilson on the south by J.J. Watson Avenue and on the west by Superior Built Construction and being described according to a boundary survey dated 11/14/02 by Campbell, McRae and Associates Surveying, Inc. (John Hood, TN R.L.S. #1838) as follows:

Beginning at an iron rod (old) at the northwesterly terminus of J.J. Watson Avenue (30' R.O.W. un-improved); said rod being located N 09° 20' 51" E 244.76 feet from an iron rod (old) at the southeast corner of the Superior Built Construction Land (Instrument # 20020717-0085792 R.O.D.C., TN) and the southwest corner of the Presley B. Gray Land (Book 4885, page 99 R.O.D.C., TN) said Gray's Land being further described as a reserved parcel shown on Bell Manor (Book 4885, page 99, R.O.D.C., TN); Thence leaving the margin of said J.J. Watson Avenue with the easterly line of said Superior Built Construction

Land N 11° 35' 03" E 217.08 feet to an iron rod (old) in the southerly line of Lot 20, T.C. Cooks Resubdivision of Part of the B.F. Cook Old Home Place (Book 547, page 163, R.O.D.C., TN); Thence with the southerly line of Lots 20-13 of said T.C. Cooks Resubdivision being owned as follows:
Lot 20 – Metro Government, Book 5414, page 245, R.O.D.C., TN
Lot 19 – Tyne Gray, Book 7081, page 628, R.O.D.C., TN
Lot 18 - Tyne Gray, Book 7081, page 628, R.O.D.C., TN
Lot 17 - Tyne Gray, Book 1368, page 218, R.O.D.C., TN
Lot 16 – Venture Properties, Book 9460, page 941, R.O.D.C., TN
Lot 15 - Tyne Gray and Ella Christine Gray, Instrument # 20010212-0013389, R.O.D.C., TN
Lot 14 – Katherine Ostein, Book 7315, page 648, R.O.D.C., TN
Lot 13 - Katherine Ostein, Book 7150, page 72, R.O.D.C., TN
S 87° 31' 03" E 375.73 feet to an iron rod (old) at the northwest corner of the Tennie Mae Redd Land (Instrument # 20000525-0052505, R.O.D.C., TN); Thence with said Redd S 02° 52' 46" E. 100.64 feet to an iron rod (old) being a corner to the Betty Wilson and Joseph Wilson Land (Book 10675, page 690, R.O.D.C., TN); Thence with said Wilson S 73° 24' 05" W. 70.62 feet to an iron rod (old); Thence S 03° 31' 59" E. 128.28 feet to an iron rod (old) on the northerly margin of said J.J. Watson Avenue; thence with said northerly margin N 81° 49' 22" W 367.99 feet to the point of beginning containing 1.97 acres more or less.