THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 10/21/04 15:22 4pgs
Fees:23.00 Taxes:1017.50
20041021-0127035

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Mohsen Ghiassi Aghdas Aghahossim 1579 Fawn Creek Road Brentwood, TN 37027	Same	Map/Parcel 133-00-0-014.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Kimbro Brothers Equities, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Mohsen Ghiassi and wife, Aghdas Aghahossim ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto, together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises").

This is improved property known as 3901 Nolensville Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, in fee simple forever but subject to the following.

1. Encroachments, protrusions, easements, changes in street lines, rights of way and other matters that would be revealed by a current survey on the ground and inspection of the Premises.
2. Recorded easements, rights of way, covenants, conditions and restrictions as the same may be of present force and effect. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.
3. The lien for real property taxes for the current year, and any liens for special assessments which as of the date hereof, are not due and payable.

4. Easement set forth in instrument recorded in Book 4139, page 362, Register's Office for Davidson County, Tennessee.

5. All matters shown on the plat recorded in Minute Book U, page 75 (Chancery Court), Register's Office for Davidson County, Tennessee.

Subject to the foregoing, Grantor covenants with Grantee that Grantor will warrant and defend title to the Premises against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 20th day of October, 2004.

GRANTOR:

KIMBRO BROTHERS EQUITIES,
a Tennessee general partnership

By: William C. Kimbro
Title: Authorized General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, William C Kimbro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized General Partner of Kimbro Brothers Equities, a Tennessee general partnership and is authorized by said Kimbro Brothers Equities to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of October, 2004.

Bridget B. Ross
Notary Public

My commission expires:

9-24-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

M. Ghiassi
Affiant

SUBSCRIBED AND SWORN to before me, this 20th day of October, 2004.

3/31/07
My Commission Expires

Notary Public

PETER WEISS
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Begin at a point on the southerly right of way line of Elysian Fields Road, said point being 52 South of the former intersection of Elysian Fields Road and Nolensville Pike; thence with a curve to the right, having radius of 31 feet, an arc distance of 45.39 feet to a point on Nolensville Pike; thence South 43 degrees 19 minutes East 124.70 feet to a point; thence South 46 degrees West 142.88 feet to a point; thence North 37 degrees 13 minutes West 166.88 feet to a point in the southerly right of way of Elysian Fields Road; thence North 52 degrees 47 minutes East 98 feet to the point of beginning.

Being the same property conveyed to Kimbro Brothers Equities, by Quitclaim Deed (Conveying the Building Only) from Tri Star Energy, LLC, a Delaware limited liability company, dated April 11, 2003, of record in Instrument No. 20031126-0172105, and by Special Warranty Deed (Consisting of Land Only) to Kimbro Brothers Equities, LLP, a Tennessee limited liability partnership, from Eugene Baxter and wife, Frankie Jean Baxter, dated June 2, 1997, of record in Book 10480, Page 214, Register's Office for Davidson County, Tennessee. The said Kimbro Brothers Equities, LLP, terminated by Certificate of Withdrawal, dated May 28, 1997, of record in Instrument No. 20010621-0065847 and Kimbro Brothers Equities, a Tennessee general partnership, being the Successor in Interest.