

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2004.

Notary Public

My commission expires: 3/28/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert R. Blagojevich	**New Owner**	**Map 105-05, Parcel 175.00**
4113 Sneed Rd.		
Nashville, TN 37215		

Davidson County DEEDWARR
Recvd: 01/06/05 10:49 2 pgs
Fees:13.00 Taxes:4717.50
20050106-0002209

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

Shabbir Bahora and wife, Zarina Bahora

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

Robert R. Blagojevich,

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:

TRACT I Land in Davidson County, TN, being the northerly part of Lot No. 16 on the Plan of Welcker's Addition to Nashville of record in Book 21, Page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50 feet, more or less, on the westerly side of 12th Avenue, South, as widened, and runs back between lines 197.7 feet, more or less, on the north line and 191.23 feet on the south line to the easterly margin of an alley, on which it measures 50 feet thereon.

TRACT II

Land in Davidson County, TN, being Lot No. 17 on the Map of Wellcker's Addition of record in Book 21, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 101-1/2 feet on the westerly side of 12th Avenue, South, formerly Kayne Avenue, and runs back between lines 185 feet on the northerly line and 170 feet on the southerly line to an alley in the rear, measuring 100 feet thereon.

TRACT III Land in Davidson County, TN, being Lot No. 1 on the Plan of Edgehill Estates, Section 49, of record in Plat Book 4470, Page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 45.71 feet on the west margin of 12th Avenue, South, and extends back 187.18 feet on the south line and 193.77 feet on the north line, to a line on the rear, on which it measures 46 feet.

Being the same property conveyed to Shabbir Bahora and wife, Zarina Bahora by deed from The 12th Avenue South Trust of record in Instrument #20020122-0008733, said Register's Office. Shabbir Bahora and wife, Zarina Bahora having since Quitclaimed to Belmont Village Apartments, a Tennessee general partnership consisting of Shabbir S. Bahora, Chief Manager of Prime Investment Properties, LLC, a Delaware limited liability company and Zarina S. Bahora, Chief Manager of ZB Investments, LLC, a Delaware limited liability company, the said Belmont Village Apartments, a Tennessee general partnership and Prime Investment Properties, LLC, a Delaware

limited liability company and ZB Investments, LLC, a Delaware limited liability company all of which having since been dissolved and all interest in all entities having been transferred by resolution of dissolution to the sole partners and members of both the aforesaid LLC's wherein title vested individually in Shabbir Bahora and wife, Zarina Bahora , by Quitclaim Deed of record in Instrument #20050106-0002208, said Register's Office.
This conveyance is subject to taxes for the year 2005 and subsequent years, easements, and restrictions of record if any. Taxes for the year 2004, have been paid by the said Grantors.

This is improved (__X__) Unimproved (____) property, known as **1423-1429 12th Avenue South, Nashville, TN 37203**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 23rd day of December, 2004.

Shabbir Bahora - Shabbir Bahora
Shabbir Bahora

Zarina Bahora by Shabbir Bahora Attorney-in-Fact
Zarina Bahora
By: Shabbir Bahora
Her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shabbir Bahora, married,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **23rd** day of **December, 2004.**

Robin S Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Shabbir Bahora with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Zarina Bahora the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Zarina Bahora the within named bargainor(s) by the said Shabbir Bahora as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 23rd day of DECEMBER, 2004.

Robin S Edwards
NOTARY PUBLIC

My Commission Expires: 3/28/07

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007