THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Walid M. Anki
Affiant

Davidson County DEEDWARR
Recvd: 02/11/05 16:13 2 pgs
Fees:13.00 Taxes:1110.00
20050211-0016191

Subscribed and sworn to before me this 11th day of Feb., 2005.

James C. Dale
Notary Public
My commission expires: 3/25/06

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Hanna Anki and Walid Anki	**Same**	**Map 72**
2830 Gallatin Road		**Group 10**
Nashville, TN 37216		**Parcel No. 115.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Howard Adkinson,** herein referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hanna Anki and Walid Anki,** equally and as tenants in common, herein referred to as Grantees, their heirs and assigns, land in Davidson County, Tennessee, more particularly described as follows:

BEING a lot or parcel of land in the 11th, formerly 18th, Civil District of said county, and being a part of the old Isaac Litton Tract, not of record, described as follows:

BEGINNING at the southeast corner of the Gallatin Pike and Litton Avenue; thence with the easterly margin of said Pike, southwardly 80 feet to the northwest corner of the property conveyed to P. A. Cartwright by deed from John McGavock, of record in Book 411, Page 110, said Register's Office; thence with said Cartwright's northerly line, eastwardly 200 feet; thence northwardly 85 feet to the southerly margin of Litton Avenue; thence with said Avenue, westwardly 200 feet to the beginning.

Being the same property conveyed to Howard Adkinson by warranty deed from Lewis Investment Company, Inc., of record in Book 8432, Page 900, Register's Office for Davidson County, Tennessee.

This is improved property known as 2830 Gallatin Road, Nashville, Tennessee 37216.

This conveyance is made subject to:

1. Property taxes for Metropolitan Government of Nashville & Davidson County, Tennessee, for the year 2005 and subsequent years which Grantees assume and agree to pay.

2. Utility and other easements and rights of way that appear of record.

3. Lease agreement between Howard Adkinson and the Lamar Companies, a memorandum of which appears of record under document locater number 20040826-0103387, R.O.D.C.

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. Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs and assigns 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.

WITNESS my hand this 11th day of Feb., 2005.

Matt Brothers

Howard Adkinson, acting by and through his attorney-in-fact, Matthew Brothers

"Grantor"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said State and County, the within named **Matthew Brothers, attorney-in-fact for Howard Adkinson, Grantor,** with whom I am personally acquainted, and who acknowledged that, being authorized in writing so to do, he executed the within instrument for the purposes therein contained as the free act and deed of Howard Adkinson.

WITNESS my hand at office this 11th day of Feb., 20[illegible].

James C. Dale III
Notary Public

JAMES C. DALE, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/25/06