JLR
FB12

THIS INSTRUMENT PREPARED BY:
John D. Claybrook, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $423,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 03/18/05 11:34 4 pgs
Fees:23.00 Taxes:1565.10
20050318-0029961

PICK-UP

Subscribed and sworn to before me this 17th day of March, 2005.

JOHN D. CLAYBROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires:
9/22/07

My Commission Expires [illegible]

****

ADDRESS OF NEW OWNER: SEND TAX BILL TO: MAP-PARCEL NO.

Mohammad Rahimi
1601 Old Hickory Blvd.
Brentwood, TN 37027

Same

Map 91-16
Parcels 287, 288, 289, 291

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WISHY WASHY, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MOHAMMAD RAHIMI and ZARY RAHIMI, husband and wife (collectively, "Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See attached Exhibit A

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on Exhibit B attached hereto), but not otherwise. All exhibits referred to herein are attached hereto and incorporated herein by reference. 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.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 17th day of March, 2005.

WISHY WASHY, INC., a Tennessee corporation

By: _____

Name: Pickslay Cheek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Pickslay Cheek, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the authorized officer of Wishy Washy, Inc., the within named bargainor, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of March, 2005.

_____
Notary Public

JOHN D. CLAYBROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/22/07

1094643.1

EXHIBIT A

Description of the Real Property

Tract 1. Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Tariff Reform Addition, it being a Subdivision of part of Lot No. 2 in the original plan of Clifton, the said Tariff Reform Addition, being recorded in Book 161, page 32, Register's Office for said County.

Said Lots adjoin and front together 108 feet on the north side of Charlotte Avenue and extend back between lines 150 feet to an alley.

Tract 2. Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Tariff Reform Addition, as of record in Book 161, page 32, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Tract 3. Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Tariff Reform Addition, as of record in Book 161, page 32, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Tract 4. Land in Davidson County, Tennessee, being Lot No. 5 of the Tariff Reform Addition, a plan of which is of record in Book 161, page 32, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the north side of Charlotte Avenue and extends back northwardly between parallel lines, 150 feet to an alley 15 feet wide.

Tracts 1 through 4 being the same property conveyed to Wishy Washy, Inc. by deed from Hyacinth Y. Mimms, of record in Book 5636, page 555, said Register's Office.

EXHIBIT B

Exceptions to Title

(1) rights of the public in streets and highways adjoining the Property, if any;

(2) zoning and building laws, ordinances, resolutions and regulations;

(3) real estate taxes and assessments for public improvements which are not delinquent and not yet due and payable;

(4) Any and all set back lines, easements, agreements, rights of way, encroachments and other matters which would be disclosed by an accurate survey and inspection of the Property.

(5) Restrictive covenants and other matters of record.