SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $362,000.00.

Affiant

Subscribed and sworn to me on March 23, 2005.

NOTARY PUBLIC

My commission expires: 2-18-08

JANICE L. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: FEBRUARY 18, 2008

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
Douglas A. Brace, Attorney
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
Our File #20624SP

Davidson County DEEDWARR
Recvd: 04/01/05 12:27 3 pg
Fees:18.00 Taxes:1339.40
20050401-0035473

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jamshid Mohebbi 1406 Charlotte Avenue Nashville, TN 37203	SAME	92-08-186

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kimbro Equities I, a Tennessee and general partnership **"GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto Jamshid Mohebbi, **"GRANTEES",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 37, 38, 39 and 40 on the Map of Samuel Watkins Subdivision as shown on plat of record in Plat Book 4595, page 78, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kimbro Equities I, a Tennessee general partnership, by Deed from Kimbro Equities II, a Tennessee general partnership, of record in Book 9305, page 870, in the Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Being the westerly one-half of 14th Avenue North closed by Bill No. 62-445 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

TRACT NO. 3:

Being all that portion of the southerly half of Alley No. 600 closed by Bill No. 73-759 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee, lying between the direct extensions northerly of the westerly lot line of Lot 1 as shown on the plan of record in Book 4595, page 78, in the Register's Office for Davidson County, Tennessee, and the easterly line of Tax Map 92-08, Parcel 186, as created by the closure of 14th Avenue North pursuant to Bill No. 62-445, in said Clerk's Office, all as shown and described in the aforesaid instruments of record..

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.
3. Subject to matters shown on plan of record in Book 4595, page 78, in the Register's Office for Davidson County, Tennessee.
4. Reservation of easements in favor of Metropolitan Government of Nashville and Davidson County contained in Bill No. 62-445, and in Bill No. 73-759, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
5. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1406 Charlotte Avenue, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, but not further or otherwise. 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 our hands on March 23, 2005.

Kimbro Equities I,
a Tennessee general partnership

By: William C. Kimbro

Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared William C Kimbro, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a general partner of **KIMBRO EQUITIES I, a Tennessee general partnership**, the within name bargainor, a partnership and that such a person, a such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership, by such person as partner.

Witness my hand and official seal this 23rd day of March, 2005.

NOTARY PUBLIC

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 29, 2005
STATE OF TENNESSEE

My Commission Expires: _____

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