58b

This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
Nashville, Tennessee 37238-1620

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Ajay Petroleum, LLC **1520 Porter Road** **Nashville, TN 37206**	**SAME**	**Map 72-15** **Parcel No. 234.00**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SHAH ENTERPRISE, LLC, a Tennessee limited liability company** (herein referred to as "Grantor") have this day bargained and sold and, by these presents, does hereby transfer and convey unto **AJAY PETROLEUM, LLC, a Tennessee limited liability company** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Lot No. 1 on the Plan of Shinkle's Subdivision, of record in Plat Book 843, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Shah Enterprise, LLC, a Tennessee limited liability company by deed from Ashokkumar V. Chudasama dated December 13, 2002 and filed of record December 19, 2002 and of record in Instrument No. 20021219-0157106, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2005 real

Davidson County DEEDWARR
Recvd: 06/01/05 15:33 2 pgs
Fees:13.00 Taxes:1184.00
20050601-0061886

estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds itself, its heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 31st day of May, 2005.

GRANTOR:

SHAH ENTERPRISE, LLC, a Tennessee limited liability company

BY: Jagdish H. Shah.
JAGDISH H. SHAH
MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $320,000.00.

Surendra Singh Sidh.
AFFIANT

Subscribed and sworn to before me this 31ST day of May, 2005.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:

9/20/08

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jagdish H. Shah, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, further acknowledged that he is the Member of Shah Enterprise, LLC, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of May, 2005.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:
9/20/2008

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008