WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/05 11:01 2 pgs
Fees:13.00 Taxes:2312.50
20051014-0124055

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jamshid Sharifi	New Owner	Map 181
6543 Nolensville Rd. & 2 parcels		Group
Antioch, TN 37013		Parcel 002, 097 & 098

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nellie Williams Revocable Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jamshid Sharifi

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:

BEGINNING at a point in the center of Nolensville Road at its intersection with the center of Bluff Road; thence with the center of Bluff Road S 40 deg. 45' W 157 feet, S 26 deg. 45' W 116 feet, S 19 deg. 45' W 722 feet, S 8 deg. 45' W 182 feet, S 21 deg. W 255 feet, S 10 deg. W 134 feet to R.R. spike in the center of said road; thence N 77 deg. 15' E 80 feet to a point in the center of Mill Creek; thence with the center of Mill Creek S 28 deg. E 138 feet, S 31 deg. 15' E 570 feet, S 41 deg. E 198 feet, S 66 deg. 15' E 337 feet to a point in the center of Mill Creek at the mouth of Concord Creek; thence continuing with the center of Mill Creek N 74 deg. E 345 feet, N 72 deg. 15' E 258 feet, S 77 deg. E 185 feet, to a point in the center of Mill Creek; thence N 3 deg. 10' E 168 feet to a point in the center of Nolensville Pike; thence N 44 degrees 50 minutes west 209.5 feet to a point in the center of Nolensville Pike, Muller's southeast corner; thence with Muller's line south 82 degrees west 328.5 feet to an iron pin; thence north 83 degrees 30 minutes west 172 feet to a point; thence north 55 degrees west 174 feet to a point; thence north 0 degrees 15 minutes west 127 feet to a point; thence north 2 degrees 30 minutes west 112 feet to a point; thence north 63 degrees 30 minutes east 366.2 feet to a point in the center of Nolensville Pike, Muller's NE corner; thence with the center of Nolensville Pike N 22 deg. 30' W 1516 feet to the point of beginning, containing 35.5 acres, more or less, according to survey made by George W. Watkins, Surveyor, on February 14, 1958.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY:

THAT certain tract of land situated in the 5th Civil District of Davidson County, Tennessee, and described according to survey by Robert E. Francis, Surveyor (License No. 669) dated May 9, 1987, as follows:

BEGINNING at a point in the westerly margin of Nolensville Road (US 31A) said point being the common front corner of the A.A. King property and the property herein conveyed; thence South 56 degrees 30' 24" West along an existing fence 312.61 feet to a point; thence South 16 degrees 38' 21" East along said existing fence 116.29 feet to a point; thence South 11 degrees 51' 28" East a distance of 171.81 feet to a point; thence South 3 degrees 21' 07" East a distance of 320.00 feet to a point; thence North 66 degrees 03' 08" West a distance of 450.00 feet to a point; thence North 33 degrees 51' 07" West a distance of 64.21 feet to a point; thence North 40 degrees 40' 44" East a distance of 463.35 feet to a point; thence North 12 degrees 18' East a distance of 87.75 feet to a point; thence North 7 degrees 27' 25" East a distance of 195.07 feet to a point; thence North 21 degrees 34' East a distance of 165.95 feet to a point; thence North 49 degrees 08' 37" East a distance of 100.71 feet to a point in the westerly margin of Nolensville Road (US 31A); thence South 23 degrees 23' 02" East along the westerly margin of said Nolensville Road to the point of beginning, and containing 5.33 acres, more or less.

PARCEL 1 - Beginning at the point of intersection of the existing west margin of State Route 11 and the northwest boundary of the Steve T. Pharr, et ux property, said point of intersection being 35.15 feet left of State Route 11 proposed centerline station 39+76.35; thence with said boundary South 5 degrees 14 minutes 21 seconds West 62.58 feet to a point, said point being 95.0 feet left of State Route 11 proposed centerline station 39+58.06; thence with the proposed west margin of said road North 17 degrees 45 minutes 39 seconds West 1118.1 feet to a point, said point being 82.67 feet left of State Route 11 proposed centerline 51+00.06; thence with the existing southeast margin of Bluff Road northeasterly 29 feet, more or less to a point, said point being 56.75 feet left of State Route 1 proposed centerline station 51+13.8; thence with said existing west margin (1) southerly 507 feet more or less (2) easterly 5 feet more or less (3) southerly 30 feet more or less (4) easterly 10 feet more or less (5) southerly 326 feet more or less to the point of beginning.

FILE BOX 45

PARCEL 2 - Beginning at a point in the existing southeast margin of Bluff Road, said point being 45.00 feet left of Bluff Road proposed centerline station 12+9.85; thence with the proposed southeast margin of Bluff Road (1) South 21 degrees 55 minutes 17 seconds West 90.15 feet (2) South 37 degrees 2 minutes 37 seconds West 75.21 feet to a point, said point being 25.00 feet left of Bluff Road proposed centerline station 13+72.5; thence with said existing southeast margin (1) northeasterly 46 feet more or less (2) having a curve right and northeasterly 114 feet more or less (3) northeasterly 6 feet more or less to the point of beginning.

Parcels 1 and 2 combined contain 1.158 acres.

Being part of the same property conveyed to Nellie Williams Revocable Living Trust by deed from Nellie Mai Williams, of record in Instrument 200101300008964, dated 1/26/2001, Register's Office for said County.

This conveyance is made subject to 2005 taxes, which have been prorated and paid by the Grantees.

This conveyance is subject to a (1) Sanitary Sewer Easements of record in Book 11201, page 693, Book 9466, page 788, Book 10462, page 450, and Instr. 200501310011049 (2) Pipeline Easement to Gulf Interstate Gas of record in Book 2203, page 561, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6543 Nolensville Rd. & 2 parcels, Antioch, TN 37013

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 we do covenant with the said GRANTEES that we 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 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 GRANTEES, their 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 hand this 12th day of October, 2005.

Nellie Williams Revocable Trust

BY: Nellie Williams
Nellie Williams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nellie Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the trustee of the Nellie Williams Revocable Living Trust, the within named bargainor, and trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Nellie Williams as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of October 2005.

My Commission Expires: 12/4/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.