(1)

Box 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $550,000.00.* William C. Kemble *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, AS OF THE 19th DAY OF DECEMBER, 2005.* Bridget B. Ross *Notary Public* *My commission expires:* 9-19-2009

BRIDGET ROSS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Name and Address of New Owner:

Yasin Kanakrieh and Said Altiti
4199 Nolensville Road
Nashville, TN 37211

Send Tax Bills To:

New Owners

Davidson County DEEDWARR
Recvd: 12/29/05 12:42 4 pgs
Fees:23.00 Taxes:2035.00
20051229-0156177

Street Address of Subject Property:

4199 Nolensville Road
Nashville, TN 37211

Map and Parcel:

147-6.01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PETRO EXPRESS PROPERTIES, LLC,** a Tennessee Limited Liability Company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto

YASIN KANAKRIEH AND SAID ALTITI, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a portion of Lot 6 of J. A. Patterson's Land of record in Book 421, page 8, in the Register's Office for Davidson County, more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Edmondson Pike, that is South 61° 37' 40" West 150.00 feet from the westerly right-of-way line of Nolensville Road, U.S. 31-A, S.R. 12, and proceeding as follows:

1. With the common line of the herein described tract and a tract conveyed to W.B. Pond by Deed recorded in Book 6054, page 636, and Book 4153, page 798, R.O.D.C., Tennessee, North 13° 55' 00" West, 150.00 feet to an existing iron pin; thence,

2. With the South line of N.C. Bill Realty Company by Deed recorded in Book 6238, page 768, and Book 6103, page 191, R.O.D.C., Tennessee, North 61° 37' 40" East 150.00 feet to an iron pin set on the westerly right-of-way line of Nolensville Road; thence,

3. With said line, South 13° 55' 00" East, 139.00 feet to an iron pin set; thence,

4. With a 39-foot radius curve to the right, southwesterly a distance of 25.57 feet to an iron pin set on the northerly right-of-way of Edmondson Pike, said curve has a chord bearing and distance of South 36° 32' 04" West, 25.116 feet; thence,

5. With the northerly right-of-way line of Edmondson Pike, South 61° 37' 40" West 130.00 feet to the point of beginning and containing 21,716 square feet, or .50 of an acres, more or less.

INCLUDED in the above description, but SPECIFICALLY EXCLUDED THEREFROM is that portion of the premises conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Book 6151, page 623, as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of a subdivision of J. A. Patterson's Land, as of record in Book 421, page 8, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr. Surveyor, dated February 16, 1963, as follows:

Beginning at a point lying on the existing northerly margin of Edmondson Pike, said point being the common corner of Parcels 6.1 and 30 as shown on Property Map Sheet #147; thence along the northerly margin of Edmondson Pike North 61° 37' 40" East for a distance of 130 feet to a point, said point being the beginning of a curve with a radius of 39 feet; thence along the curve bearing the northwest for a distance of 25.57 feet to a point, said point being on the westerly margin of Nolensville Pike; thence along the westerly margin of Nolensville Pike North 13° 55' West for a distance of 21.03 feet to a point, said point being the beginning of a curve with a radius of 30 feet from the proposed new right-of-way; thence along the curve bearing to a southwesterly direction

for a distance of 39.55 feet to a point, said point being on the proposed new northerly margin of Edmondson Pike; thence along the proposed northerly margin of Edmondson Pike 126.75 feet to a point said point lying on the common line between Parcels 6.1 and 30 as shown on Property Map #147; thence along the said common line South 13° 55' East 8.7 feet to the point of beginning containing 1,308 square feet.

Being the same property conveyed to Petro Express Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Circle K Stores, Inc., a Texas corporation, of record as Instrument No. 20051227-0154417, in the Register's Office for Davidson County, Tennessee.

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

1. Metropolitan Nashville/Davidson County taxes for 2005 which have been prorated between the parties and assumed by Grantees.

2. Slope easement in favor of the State of Tennessee set forth in Judgment of record in Book 4134, page 428, and Book 5851, page 179, Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

4. Survey of Ragan-Smith-Murphy & Associates, Inc. dated June 23, 1982, showed various utility lines affecting the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it 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; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, 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 its hand as of the 19th day of December, 2005.

PETRO EXPRESS PROPERTIES, LLC

By: William C. Kimbro, Chief Mgr

William C. Kimbro, Chief Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared William C. Kimbro, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Chief Manager of **PETRO EXPRESS PROPERTIES, LLC,** a Tennessee limited liability company, and that he as Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said Chief Manager.

WITNESS my hand and seal at Nashville, Tennessee, as of the 19th day of December, 2005.

Bridget B. Ross
NOTARY PUBLIC

My commission expires: 9-19-2009

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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