Box 14R

This Instrument Prepared By:
John T. Cook, P.C.
Law Office
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 03/14/06 09:11 4 pgs
Fees:23.00 Taxes:980.50
20060314-0029032

File No. 19492-6

Map 0105-12-0;
Parcel 023.00

ADDRESS NEW OWNER AS FOLLOWS:
Hamid M. Hassan
371 Binkley Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Barbara Anne Hobson**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Hamid M. Hassan**, hereinafter called the "Grantee", his heirs and/or assigns, certain tracts or parcels of land lying and being in Davison County, Tennessee, described as follows, to-wit:

See the attached **Exhibit "A"** which is incorporated herein by reference.

Being the same property conveyed to Don Reed Hobson and wife, Barbara Anne Hobson, by Deed from Horace L. Decker, Jr., a widower, of record in Book 6559, page 29, Register's Office for Davidson County, Tennessee, and further conveyed to Barbara Anne Hobson by Quitclaim Deed from Don R. Hobson of record in Book 9167, page 382, said Register's Office.

This is improved commercial property generally known as 1808 Nolensville Pike, Nashville, Tennessee 37210.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed at closing by the Grantee herein.

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, his heirs and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "B".

Grantor does further covenant and bind herself and her heirs and assigns, to warrant and forever defend the title to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto this the 10th day of March, 2006.

Barbara Anne Hobson

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 Barbara Anne Hobson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 10th day of March, 2006.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR 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 $ 265,000.00.

Affiant

Subscribed and sworn to before me this the 10th day of March, 2006.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS LOTS 7, 8 AND PART OF LOT 9 AND 14 ON THE PLAN OF MRS. J. G. PRIGMORE'S RESUBDIVISION OF THE MAYO LANDS, AS OF RECORD IN PLAT BOOK 332, PAGE 83, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE, 92 FEET IN WIDTH, AT A CORNER COMMON WITH ROBERT J. BIANCHERI, AS OF RECORD IN DEED BOOK 11594, PAGE 645, AT SAID REGISTER'S OFFICE, SAID IRON ROD LYING SOUTH 34 DEG 43 MIN 36 SEC EAST, APPROXIMATELY 320 FEET FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DAVIS STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE;
THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE WITH THE SOUTHERLY PROPERTY LINE OF ROBERT J. BIANCHERI, NORTH 54 DEG 43 MIN 00 SEC EAST, 245.63 FEET TO A CHISELED HOLE IN ROCK SET ON THE WESTERLY PROPERTY LINE OF RUSSELL WOLFE III, AS OF RECORD IN DEED BOOK 6873, PAGE 269, AT SAID REGISTER'S OFFICE;
THENCE WITH THE WESTERLY PROPERTY LINE OF RUSSELL WOLFE III, SOUTH 00 DEG 37 MIN 10 SEC EAST, 131.30 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH WILLIAM F. BURGESS, AS OF RECORD IN DEED INSTRUMENT No. 200207050080799, AT SAID REGISTER'S OFFICE;
THENCE WITH THE NORTHERLY PROPERTY LINE OF WILLIAM F. BURGESS, SOUTH 54 DEG 43 MIN 00 SEC WEST, 172.00 FEET TO A RR SPIKE SET ON THE EASTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE;
THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE, NORTH 34 DEG 43 MIN 36 SEC WEST, 108.00 FEET TO THE POINT OF **BEGINNING**, CONTAINING 22,551 SQUARE FEET (0.518 ACRES MORE OR LESS), ACCORDING TO ALTA/ACSM LAND TITLE SURVEY OF PARCEL 23, MAP 105-12 (1808 NOLENSVILLE PIKE), PREPARED BY CHERRY LAND SURVEYING, INC., R. SCOT CHERRY, TENNESSEE R.L.S. NO. 1512, DATED MARCH 8, 2006 AND BEARING JOB NO. 06054 MHC.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Map 105-12-0, Parcel 023.00
2. Lease Agreement between Decker & Hobson Poultry & Egg Company, Inc. and The Lamar Corporation of record in Book 7899, page 462, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 332, page 83, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, and is subject to all matters as set forth therein.
4. Easement for sanitary trunk sewer granted City of Nashville through Lot No. 14 of record in Book 615, page 490, Register's Office for Davidson County, Tennessee.
5. Grant of Transmission Line Easement to the United States of America of record in Book 1165, page 325, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way granted to the State of Tennessee by Right of Way Deed of record in Book 2804, page 501, Register's Office for Davidson County, Tennessee.
7. Easements retained by the Metropolitan Government of Nashville and Davidson County, in the alley closed by Bill No. 64-295, Metropolitan County Council.
8. Easement for the flow of the waters of Brown's Creek and the rights of the public therein.
9. Rights of upper and lower riparian owners to the flow of the waters of Brown's Creek, free from diminution or pollution.
10. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Brown's Creek.
11. Matters shown on ALTA/ACSM Land Title Survey of Parcel 23, Map 105-12 (1808 Nolensville Pike), prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated March 8, 2006 and bearing job no. 06054 MHC.