This Instrument Prepared by:

A. Harrison Johnson, Jr., Attorney
401 Church Street, Suite 2600
Nashville, TN 37219
Telephone: (615) 259-9337
Facsimile: (615) 242-0124

New Owner's Name and Address:	Mail Tax Notices to:	Tax Map and Parcel#:
Hekmat A. Mustafa and Kamal Mohamed Hasen 391 Elysian Fields Court Nashville TN 37211	Same	Map 133-15B Parcel 2.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $330,000.00.

Affiant

THERESA HABACHI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 5, 2008

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

Notary Public (affix seal) My Commission expires: 5-24-08

WARRANTY DEED

THIS DEED is made on April 10, 2006, by and between Sameh Sidhom, Basim Iskander, Fares Fauiz Nagib and Gerges Beshay, all married men, as tenants in common, each holding a ¼ tenancy in common interest (the "Grantors") acting by and through their Attorney in Fact, Sameh Sidhom (under "Power of Attorney Agreement" of record in Instrument No. 20060328-0035009, Register's Office for Davidson County, Tennessee) and **Hekmat A. Mustafa and Kamal Mohamed Hasen**, as tenants in common, each holding a one-half (1/2) undivided tenancy in common interest ("Grantees").

WITNESSETH: THAT, For and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid to each of the Grantors, receipt whereof is hereby acknowledged, each of the Grantors herein has bargained and sold to the Grantee, and does hereby bargain, sell and convey unto the said Hekmat A. Mustafa and Kamal Mohamed Hasen, as tenants in common, each holding a one-half (1/2) undivided tenancy in common interest, and their respective heirs, administrators and assigns ("Grantees"), the following described "Property" located in Davidson County, Tennessee:

Davidson County DEEDWARR
Recvd: 04/11/06 15:44 5 pgs
Fees:28.00 Taxes:1221.00
20060411-0041807

Land in Davidson County, Tennessee, being **Unit B** of the Elysian Fields Commercial Condominium, together with its attendant Private Elements and interest in the Common Elements of the said Elysian Fields Commercial Condominium, as described in that Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060327-0034373, of record in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Sameh Sidhom, etals, a tenancy in common, by deed of record in Instrument No. 200509190-112014.

This property is improved and has an address at 391 Elysian Fields Court, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Property, with all the easements, rights, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto each of the Grantees, and their respective heirs, administrators and assigns, in fee simple forever.

And, the Grantors do covenant with the Grantees, that they are lawfully seized of the said Property in fee simple, have the good right to convey it, and that the Property is unencumbered, except for these Exceptions:

The above described Property is encumbered by easements for sanitary sewer lines, landscaping, drainage, public utilities, underground electric service (possible), and private paved areas for ingress-egress easements for the use and benefit of Owners of the Units.

SUBJECT TO THE FOLLOWING EXCEPTIONS TO TITLE:

1. 2006 real estate and personal property taxes, which have been prorated at closing and assumed by the Grantees. The Grantees agree to pay all 2006 taxes, based on separate Tax Proration Agreement.

2. Subject to all matters, terms, conditions, provisions, liens, charges, party walls, easements, reservations as described in the said Declaration, the Bylaws attached thereto, and the Charter for The Elysian Fields Commercial Condominium Association, Inc. (as of record in the Office of the Tennessee Secretary of State), as they may be amended from time to time.

3. Applicable municipal building, zoning, codes and other ordinances, rules and regulations.

4. Subject to an accurate survey, or such state of facts, which an accurate survey or an inspection would reveal; and all matters shown of record.

5. Easements and / or setback lines of record in Plat Book 4300, page 5, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 3314, page 115, said Register's Office.

7. Terms, provisions, restrictions, easements, and other matters contained in Agreement of record in Book 4287, page 18, said Register's Office.

8. Permissive Use Agreement of record in Instrument No. 20020412-0045839, Register's Office for said County, and any consequences of any encroachment noticed therein .

9. Permissive Use Agreement of record in Instrument No. 20030724-0103908, Register's Office for said County, and any consequences of any encroachment noticed therein .

10. Deed of trust from Sameh Sidhom, Basim Iskander, Fares Fauiz Nagib, and Gerges Beshay to Stockton Title & Escrow , LLC, Trustee for Wei John Wang, dated November 15, 2005, filed for record on September 19, 2005, in Instrument No. 20050919-0112015, said Register's Office.

12. Deed of trust executed by Wei John Wang, individually and d/b/a Music City Insurance to J. Mack Allen, as Trustee for Community South Bank, dated July 31, 2003, and recorded in August 5, 2003, as Instrument No. 20030805-0111272, said Register's Office. Assignment of Rents and Leases executed by Wei John Wang in favor of Community South Bank, recorded August 5, 2003, as Instrument No. 20030805-0111273, said Register's Office.

13. A Subordinate Deed of Trust of even date herewith, given by the Grantee herein unto the Grantors herein, to secure the payment of a $330,000.00 Promissory Note of even date herewith, which Subordinate Deed of Trust has been recorded simultaneously herewith.

The state of title has been furnished to the draftsman by the Grantors or by their agent(s). The draftsman has relied on a title policy issued in favor of the Grantee by Chicago Title Insurance Company, Policy Number 512997, the terms of which are incorporated by reference. The draftsman assumes no liability as to the accuracy thereof.

And, each of the Grantors does covenant and bind himself, his heirs, administrators and assigns, to warrant and forever defend the title to the Property to the said Grantees, and their respective heirs, administrators and assigns, against all lawful claims and demands of all persons, subject to the above Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this deed as of the day and year first above written.

Sameh Sidhom

Basim Iskander

Basim Iskander
By:
Sameh Sidhom, as his attorney in fact

Fares Fauiz Nagib
Fares Fauiz Nagib
By: _____
Sameh Sidhom, as his attorney in fact

Gerges Beshay
Gerges Beshay
By: _____
Sameh Sidhom, as his attorney in fact

Acknowledgements:
Sameh Sidhom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10th day of April, 2006, before me personally appeared Sameh Sidhom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the same as his/her/such person's free act and deed.

Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

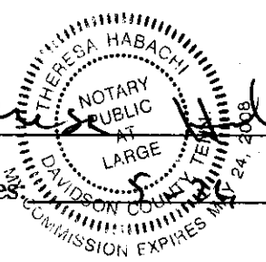
THERESA HABACHI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 24, 2008

_____
Notary Public (Affix Seal)
My Commission Expires: 5/24/08

Attorney in Fact's Acknowledgement for
Basim Iskander, Fares Fauiz Nagib and Gerges Beshay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of April, 2006, before me personally appeared Sameh Sidhom, to me known to be the person who executed the foregoing instrument on behalf of Basim Iskander, Fares Fauiz Nagib and Gerges Beshay, and acknowledged that such person executed the same as the free act and deed of the said of Basim Iskander, Fares Fauiz Nagib and Gerges Beshay. Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.



Notary Public (Affix Seal)
My Commission Expires: 5-24-08