Box 14A

Davidson County DEEDWARR
Recvd: 04/17/06 08:50 4 pgs
Fees:23.00 Taxes:784.40
20060417-0042962

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

File No. 19620-6

Map 119-09-0;
Parcels 076.00 and 069.00

ADDRESS NEW OWNER AS FOLLOWS:
Harbans Singh Ranshi
5887 East Ashland Drive
Nashville, TN 37215

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, **Mary Frances Aderholt, Trustee under Last Will and Testament of Julious Brown**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Harbans Singh Ranshi**, hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin on the northerly margin of Thompson Lane and the easterly margin of Nashville Railroad Company;

(1) Thence, leaving said Thompson Lane, North 02°45'37" East, 136.29 feet to an iron pin in the southerly margin of an alley;
(2) Thence, with said alley, South 85°07'16" East, 241.00 feet to an iron pin;
(3) Thence, leaving said alley, South 05°03'39" West, 129.46 feet to an iron pin on the northerly margin of Thompson Lane;
(4) Thence, with said Thompson Lane, North 86°15'01" West, 156.87 feet to an iron pin;
(5) Thence, continuing along said margin, with a curve to the left (having a central angle of 03°02'30", a radius of 1,484.39 feet, a tangent of 39.41 feet, and a chord bearing and distance of North 87°46'16" West, 78.80 feet) a distance of 78.80 feet to the point of BEGINNING;

Containing 31,465.861 square feet or 0.722 acres, according to As-Built Survey of 532 + 534 Thompson Lane (Tax Map 119-9-0, Parcels 69 & 76), prepared by Volunteer Land Surveying Service, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated April 6, 2006 and bearing file no. 99018-2.

Being part of the same property conveyed to Julious Brown Lumber Company, a proprietorship, Julious L. Brown, sole proprietor, by Deed from Felix C. Robb, unmarried, of record in Book 2744, page 558, Register's Office for Davidson County, Tennessee. The said Julious L. Brown having since die testate on May 14, 1986, in Marion County, Alabama. The said property was further conveyed to Mary Frances

Aderholt, Trustee by Quitclaim Deed from the Estate of Julious Brown, deceased of record in Book 10389, page 692, Register's Office for Davidson County, Tennessee.

This is unimproved commercial property generally known as 532 and 534 Thompson Lane, Nashville, Tennessee 37211.

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 successors 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 12 day of April, 2006.

Mary Frances Aderholt

Mary Frances Aderholt, Trustee under Last Will and Testament of Julious Brown

STATE OF ALABAMA)
COUNTY OF ~~MARION~~ Winston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Frances Aderholt, Trustee under Last Will and Testament of Julious Brown, 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 12th day of April, 2006.

Kelly Askew

Notary Public
My Commission Expires: My Commission Expires 2/2/2010

KELLY ASKEW NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 212,000.00.

Affiant

Subscribed and sworn to before me this the 12 day of April, 2006.

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXHIBIT "A"

Permitted Encumbrances

(1) Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 119-09-0; Parcels 076.00 & 069.00

(2) Rights of Lamar Tennessee, L.L.C., a Tennessee limited liability company, d/b/a Lamar Nashville, being successor in interest to The Lamar Corporation, formerly a Louisiana corporation, as tenant in possession pursuant to that certain Lease Agreement dated September 27, 1984, notice of which is of record in Book 6498, page 453, Register's Office for Davidson County, Tennessee.

(3) Matters shown on the Plat of record in Book 421, page 130, Register's Office for Davidson County, Tennessee.

(4) Right of Way Deed to the State of Tennessee for public highway purposes in Book 2021, page 178, Register's Office for Davidson County, Tennessee.

(5) Easement to the State of Tennessee as stated in the Consent Judgment and Final Decree of record in Book 6184, page 74, Register's Office for Davidson County, Tennessee.

(6) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 10011, page 926, Register's Office for Davidson County, Tennessee.

(7) Conditions regarding existing utilities and other matters as recited in the Ordinance to close Talley Avenue contained in Metro Council Bill No. 088-494.

(8) Matters shown on As-Built Survey of 532 + 534 Thompson Lane (Tax Map 119-9-0, Parcels 69 & 76), prepared by Volunteer Land Surveying Service, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated April 6, 2006 and bearing file no. 99018-2.