PREPARED BY BARNEY B. REGEN, 465 HENSLEE DRIVE, DICKSON, TENNESSEE

Map-Parcel
No. 021-00-0-051.00

Davidson County DEEDWARR
Recvd: 06/14/06 12:40 4 pgs
Fees:23.00 Taxes:1110.00
20060614-0070858

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and No/100 Dollars ($300,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richardson Investments, LLC of Nashville,** a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Marzouk Sami El-chaer** (the "Grantee"), his heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, his heirs and assigns, forever.

AND IT HEREBY COVENANTS with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND IT FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

INCLUDED IN THIS CONVEYANCE is a certain trailer of unknown make, model, and serial number which is so affixed to the Property as to have become a part thereof.

IN WITNESS WHEREOF, the Grantor has caused its name to be subscribed hereto this 13th day of June, 2006.

RICHARDSON INVESTMENTS, LLC OF NASHVILLE

By: _____
Chief Manager

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Gregory F. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be chief manager of Richardson Investments, LLC of Nashville, the within named bargainor, a limited liability company, and that he as such chief manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as chief manager.

Witness my hand and official seal at Dickson, Tennessee, this 13th day of June, 2006.

Ann M. Stroud
Notary Public

My Commission Expires:

10-20-08

STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 10/20/2008

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of June, 2006.

Ann M. Stroud
Notary Public

My Commission Expires:

10-20-08

STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 10/20/2008

NAME AND ADDRESS OF OWNER:

Marzouk Sami El-chaer
467 Riverchase Court
Pegram, Tennessee 37143

SEND TAX BILLS TO:

Marzouk Sami El-chaer
467 Riverchase Court
Pegram, Tennessee 37143

EXHIBIT A

Description of Property

Lying and being in the Fourteenth Civil District of Davidson County, Tennessee, and being Tract No. 5 as shown on the survey of the Division of the George E. Anderson Farm made by Stephen A. Draper, September 22, 1959, and being more particularly described as follows:

> Beginning at the intersection of the centerline of Highway US 41 or Clarksville Pike and the centerline of Bernard Road; thence with the centerline of said Bernard Road South 87 deg. East 668.1 feet; thence North 3 deg. 30 min. West 1,061 feet; thence North 81 deg. West 475 feet; thence South 2 deg. 15 min. West 540 feet; thence South 64 deg. West 393 feet to the centerline of Highway US 41 or Clarksville Pike; thence with the centerline of the same Southeasterly 425 feet to the beginning, containing 15 acres, more or less.
>
> Included within the above description but specifically excluded herefrom are two (2) certain tracts of land previously conveyed out of said tract: The first being a .91 acre tract conveyed to Jerry E. Gregory of record in Book 3098, Page 317, and an 11.33 acre tract conveyed to Woodlawn Memorial Park of Nashville, Inc., a Tennessee Corporation of record in Book 3531, Page 365. After conveying the two tracts there is left in said original tract 3.67 acres, more or less.

Being the same property conveyed to Richardson Investments, LLC of Nashville by quitclaim deed from Richardson Investments, LLC dated May 25, 2006, of record as Instrument No. 20060614-00 70857 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6210 Clarksville Pike, Joelton, Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

The Property is conveyed free and clear of all liens, encumbrances, and other defects in title, except the following:

1. Davidson County real-property taxes for the current year.

2. The right of way of U.S. Highway 41 (Clarksville Pike), to the extent any portion of the Property is included therein.

3. The right of way of Bernard Road, to the extent any portion of the Property is included therein.

4. A right of way and pipe-line easement in favor of Tennessee Natural Gas Lines, Inc., of record in Book 1333 at page 221 in the Register's Office of Davidson County, Tennessee.

5. An easement for water mains and appurtenances in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9289 at page 699 in the Register's Office of Davidson County, Tennessee.

6. A commercial lease agreement dated March 4, 2006, executed by Richardson Investments LLC, as agent for the lessor, and Smith Newton, as lessee, of record as Instrument No. 20060519-0059394 in the Register's Office of Davidson County, Tennessee.