Prepared by and Return to:
Amy Cross Nance
Attorney at Law
5226 Columbia Highway, Suite 1
Spring Hill, Tennessee 37174

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $775,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2006.

Notary Public
My commission expires: 04/21/07

Davidson County DEEDWARR
Recvd: 07/10/06 10:36 2 pgs
Fees:13.00 Taxes:2867.50
20060710-0082257

Address of New Owner:	Send Tax Bills to:	Tax Information
AKAL Group, Inc. 6029 Nolensville Pike Nashville TN 37211	Same	172-00-0-194.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Fox Oil & Gas Company, Inc. hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to AKAL Group, Inc. hereinafter called the Grantee(s) its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot No. 2 on the Plan of Gillespie Meadows Commercial General P.U.D., as of record at Plat Book 8250, Page 695 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fox Oil & Gas Company by Deed of record in Deed Book 20051221, Page 0152894, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres. 3) Easement to the State of Tennessee of record at Book 2021, Page 374, Register's Office for Davidson County, Tennessee. 4) Easements to Southern Bell Telephone & Telegraph of record at Book 1113, Page 606 and Book 1318, Page 441, Register's Office for Davidson County, Tennessee. 5) Setback lines, easements, notes, and/or other limitations as shown on the plan of record at Plat Book 8250, Page 695, Register's Office for Davidson County, Tennessee.

This property is unimproved property known as 6029 Nolensville Pike, Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 7th day of July, 2006.

Fox Oil & Gas Company, Inc.

BY: _____
Parvez D. Maradia, President

BY: _____
Gurraj Grewal, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Parvez D. Maradia, with whom I am personally acquainted, and who acknowledged himself to be the President of Fox Oil & Gas Company the within named bargainor, and as such President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Fox Oil & Gas Company.

Witness my hand, at office, this 7th day of July, 2006.

_____
Notary Public

REBA C. BUTLER NOTARY PUBLIC AT LARGE

My Commission expires: 4/21/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Gurraj Grewal, with whom I am personally acquainted, and who acknowledged himself to be the Secretary of Fox Oil & Gas Company the within named bargainor, and as such Secretary being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Fox Oil & Gas Company.

Witness my hand, at office, this 7th day of July, 2006.

_____
Notary Public

REBA C. BUTLER NOTARY PUBLIC AT LARGE

My Commission expires: 4/21/2007

FILE NO: 05306