This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/28/06 08:59 3 pgs
Fees:18.00 Taxes:270.10
20060728-0091274

ADDRESS NEW OWNER:

Gerges Beshay
232 Franklin Limestone Road
Nashville, TN 37217

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 133-00-0
PARCELS 102, 51 AND 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sherri Stotts, Trustee**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Gerges Beshay** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described in Exhibit "A" attached hereto and incorporated herein by reference.

Robert Dale Pyron and Joe Edward Pyron join in the execution of this instrument to convey their interest in the Property as all of the beneficiaries of the trust established in the Trust Agreement effective as of November 9, 1994 appointing Sherri Stotts as Trustee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as Map 133, Parcels 102, 51 & 52, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14 day of July, 2006.

Sherri Stotts, Trustee

Sherri Stotts, Trustee

Robert Dale Pyron

Robert Dale Pyron, Beneficiary

Joe Edward Pyron

Joe Edward Pyron, Beneficiary

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sherri Stotts, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14 day of July, 2006.

Jim Stevens

Notary Public

JIM STEVENS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: March 22nd 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Robert Dale Pyron and Joe Edward Pyron, Beneficiaries of the trust established in the Trust Agreement effective as of November 9, 1994 appointing Sherri Stotts as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14 day of July, 2006.

Jim Stevens

Notary Public

JIM STEVENS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: March 22nd 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $73,000.00.

Greg Beshear

AFFIANT

Subscribed and sworn to before me
this 20 day of July, 2006.

Andrew B. Gibson, Jr.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/07

My Commission Expires July 21, 2007

EXHIBIT "A"

Land in the 2nd, 5th and 6th Civil District of Davidson County, Tennessee, described as follows and combining three previous tracts:

Land described according to a survey made by E. L. Miller, Jr., & Company, dated August 8, 1968, as follows:

Beginning at a point in the center of Antioch Pike with its intersection in the center of Seven Mile Creek; thence with the center of said creek as follows: North 5 deg. 40' East 46 feet; North 12 deg. 55' West 153 feet; North 16 deg. 30' East 167 feet; North 30 deg. 05' East 50 feet and North 52 deg. 15' East 89 feet to the intersection with prior location of Mill Creek, the above being a partial boundary of Tract No., 4 (Parcel H) 5th Civil District conveyed to Henry Horrell and Wilson Brazelton, d/b/a B. & H. Development Company, by Katherine B. Shumate, a widow, by deed of record in Book 4262, page 80, Register's Office for Davidson County, containing 1.3 acres, more or less. Thence, land described according to a survey made by Z. J. Wilkerson, Surveyor, on August, 1940, as follows:

Down centerline of Mill Creek, prior to relocation, North 55 deg. 30' West approximately 50 feet; thence North 5 deg. West 300 feet; thence North 15 deg. East approximately 266 feet to I-24 right--of-way, the above boundary being a partial boundary of a tract of land in the 6th Civil District conveyed to Johnny Shumate by Katherine B. Shumate by deed of record in Book 5574, page 105, and also a partial boundary of a tract of land in the 2nd Civil District described according to a survey made by John D. Kerr, Surveyor, March 24, 1951, and conveyed to B. & H. Development Company, a partnership composed of Wilson Brazelton and Henry Horrell, by deed of record in Book 4162, page 287, Register's Office for Davidson County, containing 5.25 acres, more or less. Thence along I-24 Southwest right-of-way with the radius of a 1 deg. curve to the right a circular distance of 639.14 feet to a point; thence, South 32 deg. 54' East 343.5 feet to a point in the center of Mill Creek, prior to relocation, the above being a partial boundary of a tract of land conveyed by E. C. Vinson and wife, Mary Y. Vinson, to the State of Tennessee by deed of record in Book 2813, page 389, Register's Office for Davidson County, with right of access to I-24 and channel maintenance; thence, land described according to a survey made by E. L. Miller, Jr., 1963 as follows:

Continuing along I-24 right-of-way, South 32 deg. 54' East 504 feet to the Northerly margin of Antioch Pike; thence, North 73 deg. 15' West 264.6 feet thence South 16 deg. 45' West 30 feet; thence North 73 deg. 15' West 250.5 feet; thence south 16 deg. 45' West 21 feet; thence North 74 deg. 40' West 337 feet; thence South 10 deg. 50' West approximately 30 feet to the centerline of Antioch Pike; thence with the centerline of said Pike North 74 deg. 40' West 100 feet to the point of beginning in the centerline of Antioch Pike. The last partial boundary is from a tract of land in the 5th Civil District conveyed to B. & H. Development Company by Andrew Jackson Post #1291 V.F.W. by deed of record in Book 4165, page 49, Register's Office for Davidson County, containing 5.45 acres, more or less.

The herein described tract is bounded by I-24 right-of-way, Antioch Pike, and the prior location of Mill Creek and contains 12.0 acres more or less. This combination description of the three said tracts by Ed F. Wheeler, surveyor and engineer.

Included in the above description by excluded therefrom is the property sold to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6568, page 637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Sherri Stotts, Trustee, by deed from Belmont University, formerly Belmont College, of record in Book 9517, page 635, Register's Office for Davidson County, Tennessee.