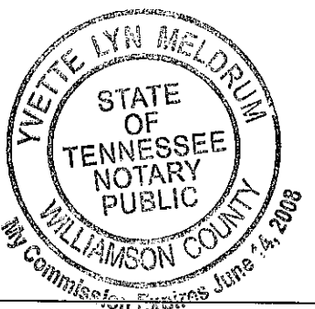
(1)

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nashville Transportation, Inc. | Same as New owner | Map & Parcel 134-13-0-195.00 |
| (NAME) 300 Church Street | (NAME) | |
| (ADDRESS) Nashville TN 37201 | (ADDRESS) | MST 2006-0816 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tadesse Essa, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nashville Transportation, Inc., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Kenilworth Estate, Section 4, of record in Plat Book 330, page 34, 35 & 36, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

Being the same property conveyed to Tadesse Essa by warranty deed of Tristar Ventures, LLC by instrument of record in Instrument No. 20060912-0112601, said Register's Office, dated 09/12/06.

Subject to: 2006 Taxes constitute a lien against said property. Map & Parcel 134.13-0-195.00. Said Taxes have been prorated with Grantee assuming payment thereof. All matters appearing on the Plan of record in Plat Book 330, page 34-36, said Register's Office. Option Agreement of record in Instrument No. 20060912-0112602, said Register's Office, wherein Tristar Ventures, LLC was granted a perpetual option to reacquire a certain portion of the property described in said agreement from Tadesse Essa, or successor/assigns, on the terms and conditions described therein.
Restrictive covenant contained in Instrument of record in Instrument No. 20060912-0112601, said Register's Office, stating that said property shall not be owned, leased, or otherwise permitted for the improvements thereon to be used as a convenience market and/or grocery store and/or business for funds transfers and/or check cashing and/or sale of prepaid or any other form of telephone card or other communication access device. Agreement to maintain a 8' privacy fence along the easterly boundary line of the Property and further conditions contained therein in instrument of record in Instrument No. 20060912-0112601, said Register's Office

unimproved ☐

This is improved ☒ property, known as 221 Largo Dr., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 10/31/06 16:32 2 pgs
Fees:13.00 Taxes:851.00
**20061031-0135315**

Witness my hand this 18th day of October, 2006.

Tadesse Essa

Tadesse Essa

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Tadesse Essa, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of October, 2006.

Commission expires: 6-14-08

Notary Public

