WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/06 13:44 2 pgs
Fees:13.00 Taxes:3236.32
20061127-0146026

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $874,682.40

Nossi Vatandoost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA VATANDOOST	SAME	MAP 51 PARCELS 55, 56, 57, 58 & 169
(NAME) 907 RIVERGATE PARKWAY, E-6	(NAME)	
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS)	
(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, **PEAK RETURNS, LTD., a Tennessee general partnership**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA VATANDOOST AND WIFE, NOSSI VATANDOOST** 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 lying in the Fourth Councilmanic District of Davidson County, Nashville, Tennessee, being part of the same properties conveyed to Peak Returns of record in Deed Book 10936, Page 958, R. O. D. C., Deed Book 9629, Page 833, R. O. D. C., Instrument No. 200002240018299, R. O. D. C., Instrument No.20050829-0103139, R. O. D. C., Deed Book 10936, Page 961, and Instrument No. 20060810-0098320, R. O. D. C., being more particularly described as follows:

Beginning at an iron pin (found) lying in the northerly margin of Cheron Road (R. O. W. varies), said pin being the southwesterly corner of the herein described tract lying approximately 876.9 feet west of the westerly margin of Briarville Road measured along the northerly margin of Cheron Road; thence, along or near the easterly line of Robert Thomas of record in Deed Book 4244, Page 22, R. O. D. C., North 06 degrees 52' 37"East, a distance of 1013.74 feet to an iron pin (set); thence, along or near the southerly line of Christian Schools, Inc. of record in Instrument No. 20060810-0098319, R. O. D. C., South 86 degrees 56' 15'' East, a distance of 252.93 feet to an iron pin (set), thence, along or near the westerly and southerly lines of Mt. Calvary Missionary Baptist Church of record in Instrument 200001190006333, R. O. D. C., the next two (2) courses and distances: thence, South 07 degrees 23' 49" West, a distance of 333.92 feet to an iron pin (found); thence, South 82 degrees 36' 11" East, a distance of 251.73 feet to an iron pin (found); thence, along or near the westerly line of Peak Business Park of record in Instrument 20021122-0145274, R. O. D. C. and Peak Returns, LTD of record in Deed Book 11369, Page 517,R. O. D. C. and Peak Returns, LTD of record in Deed Book 11365, page 931, R.O.D.C.; South 06 degrees 56' 30" West, a distance of 448.66 feet to an iron pin (set); thence, along or near the westerly line of Peak Returns, LTD; Deed Book 9629, Page 833, R. O. D. C. South 05 degrees 00' 05" West a distance of 152.89 feet to an iron pin (set); thence, along the said northerly margin of Cheron Road the next four (4) courses and distances: thence, along a curve to the having a radius of 271.56 feet and a central angle of 43 degrees 23' 07" and being subtended by a chord which bears South 73 degrees 45' 08" West 200.75 feet, having an arc distance of 205.63 feet to an iron pin (set); thence, North 84 degrees 33' 19" West, a distance of 73.56 feet to an iron pin (set); thence, South 06 degrees 40' 41" West, a distance of 6.05 feet to an iron pin (set); thence, North 84 degrees 33' 19'' West, a distance of 247.50 feet to the point of beginning containing, 422,020 square feet or 9.69 acres, more or less, pursuant to survey by James Allen Crawford, Surveyor, Tennessee No. 1455, Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, TN 37212, dated July 7, 2006.

Being the same property conveyed to Peak Returns, Ltd., a Tennessee general partnership, by deeds of record in Book 10936, page 958, Book 9629, page 833, Book 10936, page 961, and Instrument Nos. 20000224-0018299, 20050829-0103139, and 20060810-0098320, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as CHERON ROAD, MADISON, TN 37115
(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.

Witness our hand(s) this 21st day of November, 2006.

PEAK RETURNS, LTD., a Tennessee general partnership

William B. Geiger

BY: WILLIAM B. GEIGER, PARTNER

Edward E Capps

BY: EDWARD CAPPS, PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, WILLIAM B. GEIGER AND EDWARD CAPPS, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partners respectively of the PEAK RETURNS, LTD., a Tennessee general partnership the within named bargainor, and partnership, and that they as such Partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said WILLIAM B. GEIGER AND EDWARD CAPPS, as such Partners.

WITNESS my hand and official seal this 21st day of November, 2006

NOTARY PUBLIC

My commission expires: 2-10-

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008