THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Akram M. Rozh et al
1625 23rd Avenue North
Nashville, Tennessee 37208

MORTGAGEE:
Communications Leasing, Inc.
300 Peabody Street, Ste. B
Nashville, Tennessee 37210

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map & Parcel
08110035200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Saleh Mused and Ameen Husain,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Akram M. Rozh and Qumri A. Hamid,** hereinafter called the Grantees, their heirs and assigns, two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being the South 51 feet 10½ inches of the North 103 feet 9 inches of Lot No. 12 on the Map of Georgia Industrial Realty Company's North Nashville Property, of record in Book 421, page 188, Register's Office for said County.

Said part of said lot fronts 51 feet 10½ inches on the westerly side of 23rd Avenue, North, and runs back between parallel lines, parallel to and 51 feet 10½ inches south of Osage Street, 210 feet to a dead line.

TRACT II:
Land in Davidson County, Tennessee, being the North 51 feet 10½ inches of the East 147 feet of Lot No. 12 Plan of The Georgia Industrial Realty Company's Subdivision in north Nashville, Tennessee, of record in Book 421, page 188, of the Register's Office for said County, and described according to a survey thereof made October 27, 1932, by W. B. Southgate, Surveyor, as follows:

Beginning at an iron pin, the southwest intersection of Osage Street and 23rd Avenue North; thence with the westerly margin of 23rd Avenue North southerly 51 feet 10½ inches to a stake at the northeast corner of the property conveyed to A. W. Fisher and wife, Mattie B. Fisher, by deed from Mrs. C. G. Fisher and husband, of record in Book 658, page 45 of said Register's Office; thence along A. W. Fisher's northerly line and parallel to the southerly margin of Osage Street westerly 147 feet to a point which is 63 feet east of the line between Lots No. 12 and 13; thence northerly parallel to said line 51 feet 10½ inches to the southerly margin of Osage Street; thence with the margin of the same easterly 147 feet to the point of beginning.

Being the same property conveyed to Saleh Mused and Ameen Hussain, by deed from Roger D. Lawson and wife, Janice Lawson, as of record in Instrument No. 200307180101009, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/29/07 15:49 2 pgs
Fees:13.00 Taxes:284.90
20070129-0011962

This is improved property known as 1625 23rd Avenue North, Nashville, Tennessee 37208.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 6th day of March, 2006.

Saleh Mused
SALEH MUSED

Ameen Hussain
AMEEN HUSSAIN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Saleh Mused and Ameen Hussain**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 2006.

MANDY G. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Mandy G. Collins
NOTARY PUBLIC

My Commission Expires: 1/24/2009

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$77,000.00.**

AFFIANT

Subscribed and sworn to before me
this 6th day of March, 2006.

Mandy G. Collins
NOTARY PUBLIC

My Commission Expires: 1/24/2009

MANDY G. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN