Davidson County DEEDQC
Recvd: 01/31/07 15:22 5 pgs
Fees:28.00 Taxes:2405.00
20070131-0013026

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)*
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner	**Send Tax Bills To:**	**Map and Parcel Nos.:**
Sam Elekaili 9703 Turquoise Lane Brentwood, TN 37027	Same	119-1-245 119-1-248

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **IKBAL SALMAN** (hereinafter "Grantor"), an unmarried individual, does hereby quitclaim and convey unto **SAM ELEKAILI** ("Grantee"), an individual, his heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described with greater particularity in **Exhibit A**, attached and incorporated by reference.

This is improved property known as 2201 and 2207 Foster Avenue, Nashville, Tennessee 37210. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property, including without limitation, real estate taxes for 2007 and subsequent years, and all matters shown on the plan of record at Plat Book 332, Page 21, said Register's Office.

This is commercial property and has never been used as a residence during Grantor's ownership.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of January, 2007.

GRANTOR:

X Ikbal Salman

IKBAL SALMAN, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $650,000.00

X

Sam Elekaili

Subscribed and sworn to before me, this 24th day of January, 2007.

Tammy Johnson

NOTARY PUBLIC

My Commission Expires:

July 21, 2007

TAMMY JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

*The preparer of this Quitclaim Deed has done so to facilitate a loan closing associated therewith and has not performed a title search, reviewed a survey of restrictive covenants, etc. for purposes of the sale. The preparer relied upon information provided by the Grantor herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ikbal Salman, a Notary Public of the state and county aforesaid, the within named **Ikbal Salman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of January, 2007.

Tammy Johnson
Notary Public

My commission expires: July 21, 2007

TAMMY JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT A

(Property Description)

Being two parcels of land located in Davidson County, Tennessee described as follows to wit:

Parcel 1: Being Lot Number 178 on the Plan of the Overhill City and W.H. Fox Subdivision of part of Cumberland Nurseries of record in Book 332, Page 21, Register's Office for said County. Said Lot Number 178 fronts 50 feet on the westerly side of Foster Avenue and runs back between parallel lies 150 feet to an alley.

Parcel 2: Beginning at an iron pin in the westerly right-of-way of Foster Avenue, said iron pin described as being 25.50 feet from the center line of said Avenue; and further described as being 165.50 feet from the right of way of Glenrose Avenue; thence leaving the westerly right of way of Foster Avenue, North 88 deg. 16' West a distance of 150.00 feet to an iron pin in the easterly right of way of an alley; thence with the easterly right of way of the alley North 2 deg. 30' East a distance of 100.00 feet to an iron pin; thence North 2 deg. 25' East a distance of 48.7 feet to a point in the southerly right of way of Glenrose Avenue; thence leaving the alley and with the southerly right of way of Glenrose Avenue South 89 deg. 21' East a distance of 130 feet to a point in the southerly right of way of Glenrose Avenue; thence in a southeasterly direction along a curve having a radius of 20 feet, 32.1 feet to a point on the westerly right of way of Foster Avenue South 2 deg. 31' West a distance of 131.5 feet to the point of beginning, being a lot situated in the County of Davidson, State of Tennessee.

Included in the above described two (2) parcels but specifically excluded therefrom are the following described tracts which were conveyed for the purpose of creating a right of way for street purposes:

> Beginning at a point in the existing westerly right of way line of Foster Avenue, said point being on the line between Nancy Jean Dalton (as described on Map 119-1, Parcel 248 of the Property Map and Records System of Davidson County, Tennessee) and Nancy Jean Dalton (as described on Map 119-1 Parcel 245 of the Property map and Records System of Davidson County, Tennessee) thence South 02 deg. 48' 7" West a distance of 50.00 feet along the existing right of way lien of Foster Avenue to a point on the line between Margaret George Walker (as described on Map 119-1, Parcel 244 of the Property Map and Records System of Davidson County, TN) and Nancy Jean Dalton (Parcel 119-1-245); thence North 87 deg. 51' 40" West to a distance of 5.00 feet along the line between Margaret George Walker (Parcel 119-1-244) and Nancy Jean Dalton (Parcel 119-1-245) to a point and intersection of the proposed right of way; thence North 02 deg. 48' 07" East a distance of 50.00 feet to the proposed right of way to a point o the line between Nancy Jean Dalton (Parcel 119-1-248) and Nancy Jean Dalton (Parcel

119-1-245); thence South 87 deg. 51' 40" East a distance of 5.00 feet to a point of beginning, said easement containing 0.006 acres, more or less.

Tract 2: Beginning at a point in the existing southerly right of way of Glenrose Avenue, said point being South 88 deg. 55' 51" East a distance of 129.29 feet from the northwesterly corner of the aforesaid parcel; thence southwestwardly at a curve concave to the southwest having a radius of 20 feet a distance of 32.02 feet to a point of tangency on the existing westerly right of way of Foster Avenue; thence North 43 deg. 3' 52" West a distance of 28.71 feet along the proposed right of way line of Glenrose Avenue to the point of beginning, said tract containing .003 acres, more or less.

Being the same property conveyed to Ikbal Salman by deed from C & H Properties, a Tennessee general partnership, of record as Instrument No. 20020627-0077351, Register's Office for Davidson County, Tennessee.