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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 08/08/07 15:13 2 pgs
Fees:13.00 Taxes:740.00
20070808-0095086

WARRANTY DEED

Address New Owner(s):	**Send Tax Bills to:**	**Map/Parcel:**
Mohammed Zomlot 1052 4th Avenue South Nashville, TN 37210	New Owner	10503001600

FOR AND IN 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, **James David Collinsworth, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mohammed Zomlot**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 of the Subdivision of the Mallory Property as subdivided in the County Court of said County in the case of Alice J. Mallory, et al vs. A. H. Hurley, et al, and a Plan of same is spread on Minute Book N at page 349 of the records of said County Court.

Said Lot No. 1 fronts 45 feet on the easterly side of Fourth Avenue, formerly Cherry Street, and runs back with the northerly margin of Mallory Street, 136 feet, more or less, to an alley.

BEING the same property conveyed to James David Collinsworth and Charles Stephen Foster d/b/a F & C Properties (a Tennessee Partnership), by deed from Thomas L. Wall, Trustee, and wife, Connie Owen Wall, recorded in Book 7205, page 317, on April 16, 1987, at 11:03 a.m. at the Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to James David Collinsworth by quitclaim deed from Charles Stephen Foster, dated September 4, 1996, and recorded in Book 11017, page 834, said Register's Office.

THIS conveyance is subject to any and all applicable local government planning, building and zoning regulations and all other easements and restrictions of record.

The above described property is commercial property and not the residence of the grantor.

This is improved property known as: 1052 4th Avenue, South, Nashville, TN 37210

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 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 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 my hand this _____ day of August, 2007.

James David Collinsworth

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 7th day of August, 2007, before me personally appeared **James David Collinsworth**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at office.

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me this 7th day of August, 2007.

Notary Public

My Commission Expires

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EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008