Davidson County DEEDWARR
Recvd: 09/05/07 15:09 7 pgs
Fees:38.00 Taxes:1091.50
20070905-0106722

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MVS)
315 DEADERICK STREET, STE. 2700
NASHVILLE, TENNESSEE 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Osman and Fatemeh Hekmat 808 Banbury Way Brentwood, TN 37027 Amir Hassan Nejad 661 Sugar Hill Drive Nashville, TN 37211	808 Banbury Way Brentwood, TN 37027	Map 106-03 Parcel 22

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Awtar S. Bhatti, Sarabjit M. Bhatti and Jyothi Nat Mann (collectively "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Osman Hekmat and Fatemeh Hekmat, together, a two-thirds (2/3) interest and Amir Hassan Nejad a one-third (1/3) interest (collectively "Grantees"), in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the prior deed.

Being the same real property conveyed to Grantor by deed dated July 28, 1999 from Douglas O. Herndon and wife Eloise B. Herndon of record in Book 11596, page 26, said Register's Office.

This is improved property known as: 1445 Elm Hill Pike, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs, successors and assigns, forever.

GRANTORS covenant and bind themselves, their heirs and representatives to warrant specially and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit B attached hereto), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

This is not the principal place of residence of the grantor or grantors.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of August, 2007.

Awtar S. Bhatti
AWTAR S. BHATTI

Sarabjit M Bhatti
SARABJIT M. BHATTI

JYOTHI NAT MANN

Sarabjit M Bhatti, attorney-in-fact
By: Sarabjt M. Bhatti, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Emily Spence, a Notary Public, AWTAR S. BHATTI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2007.

Emily Spence
Notary Public

My Commission Expires:
March 7, 2011

EMILY M. SPENCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Emily Spence, a Notary Public, SARABJIT M. BHATTI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2007.

Notary Public

My Commission Expires:
March 7, 2011

EMILY M. SPENCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Emily Spence, a Notary Public, Sarabjit M. Bhatti with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney-in-fact of JYOTHI NAT MANN, and is authorized by Jyothi Nat Mann to execute this instrument on behalf of said Jyothi Nat Mann.

WITNESS my hand, at office, this 30th day of August, 2007.

Notary Public

My Commission Expires:
March 7, 2011

EMILY M. SPENCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2007.

Notary Public

My Commission Expires:
March 7, 2011

EMILY M. SPENCE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

EXHIBIT A

Tract 1:

Land in the Third Civil District of Davidson County, Tennessee being part of Lot 6 on the Plan of the Edward Trabue Lands as of record in Minute Book 1, page 190, of the United States Circuit Court at Nashville, Tennessee, and being a 0.041 triangular shaped parcel described according to a survey of Rogan-Smith-Murphy & Associates, September 4, 1985, revised May 21, 1986, Job No. 85-105, as follow:

Beginning at a point in the West right-of-way of Spence Lane, approximately 100 +/- feet South of the center line of Elm Hill Pike and being the corner of the Jamie H. Lewis, thence South with the right-of-way of Spence Lane, following a curve to the left, having a radius of 7 deg. 53' 07", a radius of 581.24 feet, a tangent of 40.06 feet, a chord of 79.93 feet, a chord bearing of South 14 deg. 13' 42" East a length of 79.99 feet to a point; thence leaving the right-of-way, South 88 deg. 01' 46" West 48.04 feet to a corner of the Jamie H. Lewis tract; thence North 19 deg. 43' 07" East 84.06 feet with the Lewis East property line to the right-of-way of Spence Lane and being the point of beginning, containing 1,803 square feet or 0.041 acre.

Tract 2

Land in Davidson County, Tennessee, being part of Lot No. 6 of the Trabue Lands, as of record in Minute Book 1, pages 190 and 191, in the United State Circuit Court, described as follows:

Beginning at a point in the southerly margin of Elm Hill Pike, said point being the northeast corner of Lot No. 2 on the Plan of a resubdivision of part of Lot No. 6 on the Plan of the Edward Trabue Property, of record in Book 4660, page 88 Register's Office for Davidson County, Tennessee; thence southwardly along the easterly line of said Lot No. 2, a distance of 150 feet to a point in said line; thence leaving said line along the northerly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from Jamie Harding Lewis, et al., of record in Book 5728, page 399, Register's Office for Davidson county, Tennessee, North 88 deg. 00' 32" East 121.88 feet to a point, in the easterly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from R. O. Rollins, Sr., et ux., of record in Book 4241, page 719, Register's Office for Davidson County, Tennessee; thence northwardly along the westerly line of the aforesaid Baltz, et al., tract, a distance of 82 feet, more or less, to a point in the westerly margin of Spence lane; thence northwardly along the westerly margin of Spence lane, 30.45 feet, more or less, to a point, the beginning of a curve to the left; thence northwestwardly around said curve, 37.23 feet to a point, in the southerly margin of Elm Hill Pike; thence westwardly along the southerly margin of Elm Hill Pike, 56.96 feet, more or less, to the point of beginning.

EXHIBIT B

1. 2007 taxes, a lien not yet due and payable

2. Matters reflected by the Title Insurance Policy furnished to Grantees in connection with this conveyance.

6530122.1

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that JYOTHI N. MANN has made, constituted and appointed, and by these presents does make, constitute and appoint SARABJIT M. BHATTI as her true and lawful attorney-in-fact, for her and in her name, place and stead, and for her use and benefit, to do all things and to execute all documents necessary to consummate the sale of the property in Davidson County, Tennessee.

It is my intention by this instrument to grant unto to my said attorney-in-fact full power authority to do and perform all and every act and thing whatsoever to accomplish the forgoing grant of power as shall be necessary to be done in my behalf, as fully to all intents and purposes as I might or could do if I were present in person.

This Power of attorney may be revoked by the undersigned only by specific revocation endorsed or written hereon, and until such revocation be endorsed or written hereon, all persons may rely upon this power of attorney as being in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 27th day of August, 07.

Jyothi Nal Mann

JYOTHI N MANN

Personally appeared before me Cynthia D Sierra, a notary public JYOTHI N. MANN, with whom I am personally acquainted who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at this 27th day of August, 2007.

My commission expires 11/29/2011.

CYNTHIA D. SIERRA NOTARY PUBLIC GUILFORD COUNTY