Davidson County DEEDQC
Recvd: 09/06/07 11:41 4 pgs
Fees:22.00 Taxes:0.00
20070906-0107025

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.:**
Majed N. Massad 5101 Nolensville Road Nashville, Tennessee 37211	Same	161-04-0-180.00

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, **ZAIDOUN NOFAL** (hereinafter "Grantor"), an individual, does hereby quitclaim and convey unto **MAJED N. MASSAD** ("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 (the "Property").

This is improved property known as 5101 Nolensville Road, Nashville, Tennessee 37211, and also as 401 Tusculum Road, Nashville, Tennessee 37211. Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the Property, specifically including without limitation (1) real estate taxes for 2007 and subsequent years, liens but not yet due and payable, which are being assumed by Grantee; and (2) Commercial Lease Agreement with Purchase Option between Zaidoun Nofal, as lessor, and Sushil N. Patel, as lessee, of record at **Instrument No. 20050627-0073797**, Register's Office for said County. 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 22nd day of August, 2007.

GRANTOR:

ZAIDOUN NOFAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Majed N. Massad

Subscribed and sworn to before me, this 22 day of August, 2007.

NOTARY PUBLIC

My Commission Expires:

July 5, 2011

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

*The preparer of this Quitclaim Deed prepared it to facilitate a loan closing associated therewith and has not reviewed a survey or restrictive covenants, or for purposes of the sale. The preparer relied upon information provided by the Grantor herein. Grantor confirmed that no consideration was passing for the transfer.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia A. Ray, a Notary Public of the state and county aforesaid, the within named **Zaidoun Nofal,** 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 22 day of August, 2007.

Patricia A. Ray
Notary Public

My commission expires: July 5, 2011

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

EXHIBIT A

(Property Description)

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE – DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 1 ON THE PLAN OF TUSCULUM HEIGHTS AS OF RECORD IN PLAT BOOK 4470, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF TUSCULUM ROAD, A 60-FOOT ROAD, SAID POINT BEING THE NORTHEASTERLY CORNER OF MEDTHAL & ASSOCIATES PROPERTY RECORDED IN BOOK 5627, PAGE 490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND PROCEEDING AS FOLLOWS:

1. WITH A CURVE TO THE LEFT, EASTWARDLY WITH THE RIGHT-OF-WAY OF TUSCULUM ROAD AND A RADIUS OF 848.51 FEET, HAVING A CURVE LENGTH OF 96.16 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 45'00" EAST, 96.13 FEET TO AN EXISTING IRON PIN; THENCE,

2. STILL WITH THE RIGHT-OF-WAY OF TUSCULUM ROAD NORTH 66 DEGREES 30'13" EAST, 24.02 FEET TO AN EXISTING IRON PIN AT THE START OF A RETURN CURVE; THENCE,

3. WITH SAID RETURN CURVE TO THE RIGHT, A RADIUS OF 30.0 FEET, HAVING A CURVE LENGTH OF 55.25 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 44'24" EAST, 47.76 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE ROAD, A 152-FOOT RIGHT-OF-WAY; THENCE,

4. WITH THE WESTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE ROAD SOUTH 7 DEGREES 59'00" EAST, 225.00 FEET TO AN IRON PIN SET, A CORNER OF MEDTHAL & ASSOCIATES; THENCE,

5. LEAVING NOLENSVILLE ROAD WITH THE COMMON LINE OF MEDTHAL & ASSOCIATES AND THIS TRACT SOUTH 82 DEGREES 01'00" WEST, 155.00 FEET TO AN IRON PIN SET; THENCE,

6. CONTINUING WITH SAID COMMON LINE NORTH 7 DEGREES 59'00" WEST, 226.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 37,550 SQUARE FEET OR 0.86 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ZAIDOUN NOFAL BY DEED RECORDED AS INSTRUMENT NUMBER 20031231-0184923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.