File No. 70646

# WARRANTY DEED

[redacted]

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AUBORN L. HAGER, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2011

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Abbas Oriental Rug, Inc. | Abbas Oriental Rug, Inc. | 103 01 0 149.00 |
| (NAME) 836 Watts Lane | (NAME) 836 Watts Lane | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, F & S Auto Sales, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abbas Oriental Rug, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Reserved Parcel A on the Plan of Jackson Shephard Subdivision, of record in Book 4660, Page 139, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Watts Lane as widened at the common corner of Lot 1 and the tract herein described; thence with the southeasterly line of Lot 1 north 40 degrees 43' 00" East 143.16 feet to a corner of Lot 1; thence partially along the northerly line of Lot 1 north 49 degrees 16' 58" west 25 feet to a point; thence leaving said lot north 40 degrees 40' 58" east 56.43 feet to a point; thence south 36 degrees 53' 49" east 25.85 feet to a point; thence north 61 degrees 17' 27" east 103.14 feet to a point; thence south 24 degrees 34' 00" east 143 feet to a point; thence south 60 degrees 39' 39" west 83 feet to a point; thence north 22 degrees 55' 32" east 89.30 feet to a point in the northerly margin of Watts Lane as widened; thence with the margin of the same as follows: south 87 degrees 50' 59" west 99.28 feet to a point; thence around a curve to the right 117.94 feet to a point; thence north 51 degrees 24' 10" west 36.84 feet to the point of beginning.

Being the same property conveyed to F & S Auto Sales Inc., a Tennessee corporation by deed from Teddy H. Richardson and wife, Miriam A. Richardson, and Larry Gene Maxwell, dated May 17, 2006 and recorded on May 23, 2006 in Instrument No. 20060523-0060643, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Davidson County DEEDWARR
Recvd: 10/01/07 16:04 2 pgs
Fees:13.00 Taxes:1184.00

20071001-0116792

unimproved ☐

This is improved ☒ property, known as 836 Watts Lane, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of September, 2007.

F & S Auto Sales, Inc.

By: Ali H. Haji, President/CEO

F & S Auto Sales, Inc.

By: Hassan Marani

F & S Auto Sales, Inc.

By: Farrokh Daraei, Sec./Treas.

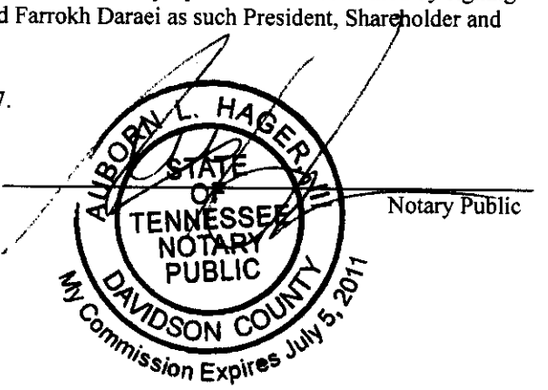
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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ali H. Haji, Hassan Marani, and Farrokh Daraei with whom I am personally acquainted and who upon his/her oath acknowledged themselves to be the President, Shareholder and Secretary/Treasurer, respectively, of F & S Auto Sales, Inc., a Tennessee corporation the within named bargainor, and corporation, and that they as such President, Shareholder and Secretary/Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ali H. Haji, Hassan Marani, and Farrokh Daraei as such President, Shareholder and Secretary/Treasurer .

Witness my hand and official seal this 27TH day of September, 2007.

Commission expires:




Notary Public

**RECORD AND RETURN TO:**
**Hallmark Title Company**
**100 Bluegrass Commons Blvd.**
**Suite 115**
**Hendersonville, TN 37075**