ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Ali Zolfaghari	New Owner	Map/Parcel -
5105 Countryside Dr		135-386.00
Antioch, TN 37013		07-07-13099 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **KS Realty, a Tennessee General Partnership,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Ali Zolfaghari and Mojtaba Rabiei** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Davidson County DEEDWARR
Recvd: 10/11/07 10:55 3 pg:
Fees:18.00 Taxes:259.00

20071011-0120909

See Schedule A attached

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. 2007 property taxes which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedication, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 1 OF CANTER CHASE COMMERCIAL, as recorded in Plat Book 6900, Page(s) 830, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6482, Page 717 and Book 6807, Page 337, said Register's Office.
4. Easement for sewers, recorded in Book 5609, Page 758, said Register's Office.
5. Easements, setback lines and notes, shown in the plan of record in Book 6900, Page 503, said Register's Office.
6. Storm Water Detention Agreement of record in Book 7397, Page 982, said Register's Office.
7. Sign Easement of record in Book 6196, Page 738, said Register's Office.
8. Storm Water Detention Agreement of record in Book 6254, Page 493, said Register's Office.
9. Drainage Easement recorded in Book 9516, Page 567, said Register's Office.
10. Slope Easement recorded in Book 9516, Page 574, said Register's Office.
11. Easement recorded in Book 6489, Page 340, said Register's Office.
12. Easement to State of Tennessee recorded in Book 8639, Page 552, said Register's Office.

This is improved property commonly known as 1919 Murfreesboro Pike, Antioch, TN

[STATE OF TENNESSEE]
[COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me
this _____ day of September, 2007

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of ~~September~~ October, 2007.

KS Realty.

By, _____
Terry Mays
Managing General Partner

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Terry Mays, Managing General Partner of KS Realty,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing Instrument for the purposes therein contained as Managing General Partner of KS Realty being authorized so to do.

Witness my hand, at office, this 10th day of ~~September~~ October, 2007.

Notary Public

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Schedule A

Land in Davidson County, Tennessee, being Lot 4, RESUBDIVISION OF LOT 1 OF CANTER CHASE COMMERCIAL, as shown on plat of record in Plat Book 6900, Page 830, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to KS Realty, LLC by QuitClaim Deed from KS Realty, Inc. (formerly Kwic Sak, Inc.), recorded on the 11th day of September, 1995 in Book 9790, Page 822 with merger at Instrument No. 20003280031004, in the Register's Office of Davidson County, Tennessee.

Less and Except

Beginning at a point in the existing southwest margin of Murfreesboro Road said point being 84.88 feet right of Murfreesboro Road proposed centerline station 136+03.70; thence with said existing margin southeaterly 200 feet, more or less to a point; thence with the proposed southwest margin of said road (1) north 53 degrees 15 minutes 26 seconds west 102.75 feet, (2) having a 11,483.16 foot radius curve northwesterly 96.70 feet to the point of beginning and containing 780 square feet and being part of the same property conveyed by Joe V. Hawn, Jr. to Kwik-Sak, Inc. as of record in Book 7659, Page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the State of Tennessee by Warranty Deed from Kwik-Sak, Inc., recorded in Book 8639, Page 552, in the Register's Office of Davidson County, Tennessee.