Davidson County DEEDWARR
Recvd: 11/29/07 09:40 4 pgs
Fees:23.00 Taxes:3330.00
20071129-0138331

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Rahim H. Adas and Husam A. Adas 1190 South Gallatin Pike Madison, Tennessee 37115	Same	Map 051-08 Parcel 024.00

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater, is $900,000.00.

Affiant

Sworn to and subscribed before me this 27th day of November 2007.

My commission expires: 2-10-08 Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Yates Motor Company, Inc.** (the "Grantor"), a Tennessee corporation, has this day bargained and sold and does hereby transfers and conveys unto the said **Rahim H. Adas** and **Husam A. Adas** (hereinafter "Grantees"), their heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

THIS IS IMPROVED PROPERTY KNOWN AS: 1190 South Gallatin Pike, Madison, Davidson County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness its hand this 27th day of November 2007.

GRANTOR: Yates Motor Company, Inc., a Tennessee corporation

By: Ruth H. Yates
Ruth H. Yates, Director

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared Ruth H. Yates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Director of **Yates Motor Company, Inc.**, a Tennessee corporation, the within named bargainor, and that she as Director, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Director of the corporation.

Witness my hand and seal, at office in Brentwood, Tennessee, this 27th day of November 2007.

NOTARY PUBLIC

My Commission Expires:
1-26-2008

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

Lot No. 2 on the plat of Yates Motor Company, Inc. of record in Plat Book 4660, Page 130, formerly known as Lots Nos. 1,2, 3 & 4 on the Plan of the Subdivision of E.T. Ramsey's Home Tract, not of record , Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Yates Motor Company, Inc. by deed from E.A. Yates and E.L. Yates, tenants in common of record in Book 1878, Page 93, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. Payment thereof expressly assumed by the Grantee.

2. The Plan of Record in Plat Book 4660, Page 130, said Register's Office.

3. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4253, Page 263 and of record in Book 5081, Page 237, said Register's Office.

4. Lease by and between Yates Motor Company, Inc., a Tennessee Corporation and Shell Oil Company, a Delaware Corp., of record in Book 4363, Page 322, dated 3/27/69, said Register's Office.

5. Agreement Supplementing Lease of record in Book 4422, Page 340, said Register's Office.

6. Subject to an easement over and across said property for ingress & egress of record in Book 4363, Page 326, said Register's Office.

7. Lease by and between Yates Motor Company, Inc., a Tennessee Corporation and Shell Oil Company, a Delaware Corp., of record in Book 5681, Page 829, dated 3/27/69; Assignment of Lease of record in Book 5191, Page 580, said Register's Office.

8. Subject to deed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4288, Page 61, said Register's Office.