WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/08 08:38 3 pgs
Fees:18.00 Taxes:1184.00
20080516-0050281

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2008

Notary Public

MY COMMISSION EXPIRES: 2-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 S. Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STS Property Group, LLC (NAME)	First Tennessee Bank National (NAME)	MAP & PARCEL
2855 & 2857 Logan Street (ADDRESS)	305 W. Northfield Boulevard (ADDRESS)	119-09-0-199.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Mohammad Hajjafar, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STS Property Group, LLC

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:

Tract I:
A small tract of land in the 6th, formerly 9th Civil District of Davidson County, Tennesse, being a part of the J.S. Logan Tract of Land, described as follows:
Beginning on the westerly margin of Logan Avenue, at the Southeast corner of the property conveyed to M.L. Dorris by deed from L.B. Corley and wife, of record in Book 714, page 702, Register's Office for said County; thence with the westerly margin of said Avenue, southwardly 125 feet; thence westwardly 130 feet, more or less, to the easterly line of the Mattie King place; thence with the easterly line of the King Place, northwardly 125 feet to the southwest corner of the Dorris Lot; thence with the Dorris southerly line, eastwardly 130 feet, more or less, to the beginning.

Tract II:
A small tract of land in the 6th formerly the 9th Civil District of Davidson County, Tennesse (now part of the City of Nashville), described according to a survey made for John M. Sullivan, County Surveyor, April 29, 1946, as follows:
Beginning on the westerly margin of Logan Avenue at the northeast corner of the property conveyed to Mrs. E.V. Toombs, by deed from Melissa M. Logan, of record in Book 1390, page 378, Register's Office for Davidson County, Tennessee; thence with Toomb's north line westwardly 126 feet; thence northwardly 79 feet 4 inches; thence eastwardly 126 feet to the westerly marign of said Avenue southwardly 82 feet 7 inches to the point of beginning.

Being the same property conveyed to Mohammad Hajjafar, by deed from Daniel A. Park, as shown of record as Instrument #20010522-0052803, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2855 & 2857 Logan Street, Nashville, TN 37211
(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 7th day of May, 2008

Mohammad Hajjafar

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mohammad Hajjafar, married

the bargainor _____, 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 and official seal at Murfreesboro, Tennessee, this 7th day of May, 2008.

Commission expires 2-21-2011

Lynda L. King
Notary Public

STATE OF TENNESSEE
COUNTY OF

LYNDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all existing easements and restrictive covenants of record.

This property is not, nor ever was the primary residence of the Grantor, and used for investment purposes.