Davidson County DEEDWARR
Recvd: 06/04/08 15:42 3 pg
Fees:18.00 Taxes:4181.00

20080604-0057497

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $1,130,000.00.

Affiant

This instrument was prepared by:

SMITH & HIRSCH, PLC
Levering Building
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

Subscribed and sworn to before me on this 14th day of May, 2008.

Notary Public

My commission expires: 10/6/10

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address New Owner as Follows:	***Send Tax Bills to:***	***Map-Parcel Numbers:***
Guglani, Inc. 724 Magnolia Trail Nashville, TN 37221	Guglani, Inc. ~~2202 Dickerson Pike~~ ~~Nashville, TN 37207~~ 724 Magnolia Trail Nashville, TN 37221	071-07-073.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AHMAD M. SALEM, A MARRIED MAN, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto GUGLANI INC, A TENNESSEE CORPORATION, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

See Exhibit "A" for legal description

This conveyance is made subject to:

1. 2008 taxes, a lien not yet due and payable;

2. An access agreement of record as instrument# 20010802-0082199, said Register's Office;

3. A Utility Easement of record as instrument# 20080131-0009935, said Register's Office; and

4. Any other restrictions and easements of record in the Davidson County Register of Deeds Office.

This is improved commercial property known as 2202 Dickerson Pike, Nashville, Tennessee 37207. This is not the marital residence of the Grantor.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever. And Grantor does covenant with said Grantee that 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 otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5/14/08 day of May, 2008.

AHMAD M. SALEM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within **AHMAD M. SALEM**, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 14th day of May, 2008.

NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My commission expires: 10/16/11

EXHIBIT 'A'

Legal Description

TRACT 1:

The following property description is a parcel of record at the northwest corner of the above referred to intersection known as Parcel 73.00 of Davidson County Property Map 71-07, Tax Assessor's Office, Davidson County, Tennessee and is recorded in Deed Book 9055, Page 377, Register's Office for Davidson County, Tennessee. The property is further described according to a survey by Alpha 2000 Group, LLC and dated July 22, 2001.

Beginning at a new iron rod in the northerly margin of West Trinity Lane, said point being South 84° 32' 26" East 596.08 feet from Parcel 060.00 (3.73 acres) of Map 71-07, being the southwest corner of the subject property and the southeast corner of Parcel 074.00 which is vested in Charles E. and Jo H. Evans and recorded as Instrument No. 200002070012688, R.O.D.C., TN.

THENCE, leaving said road margin and running with the easterly property line of said Evans and part of the easterly property line of Parcel 070.00, vested in Eun S. Lim, and recorded in Deed Book 7168, Page 078, R.O.D.C., TN, North 16° 37' 45" East 173.11 feet to an new iron rod, the northwest corner of the subject lot and the southwest corner of another lot vested in Eun S. Lim and recorded in Deed Book 7168, Page 078, R.O.D.C., TN also known as Parcel 071.00 of Property Map 71-07.

THENCE, running with the southerly property line of said Eun S. Lim property South 72° 31' 00" East 130.00 feet to a new iron rod in the westerly margin of Dickerson Road, the northeast corner of the subject property.

THENCE, running in a southwesterly direction along the westerly margin of Dickerson Road and with a curve having a radius of 3853.00 feet, a central angle of 01° 33' 31", and an arc length of 104.81 feet to a new iron rod at the beginning of a radius return at Dickerson Road and West Trinity Lane.

THENCE, running with a segment of the radius return in a southwesterly direction, said return having a said radius of 49.92 feet, a central angle of 38° 10' 27", and an arc length of 33.26 feet to a new PK Nail at the northeasterly corner of a 212 square foot parcel vested in the State of Tennessee by Instrument No 200006190060609, R.O.D.C., TN.

THENCE, running with the State of Tennessee property and the southerly property line of the subject property for the next four (4) calls:

1) North 62° 50' 23" West 7.29 feet to a new PK Nail,
2) South 69° 09' 42" West 27.38 feet to a new PK Nail,
3) North 84° 32' 26" West 22.73 feet to a new PK Nail,
4) South 05° 22' 42" West 1.92 feet to a new PK Nail, said point being in the old northerly margin of West Trinity Lane

THENCE, running with said northerly road margin North 84° 32' 26" West 68.63 feet to the point of beginning.

CONTAINING, 19,995 Square Feet, more or less, OR 0.459 Acres, more or less.

Being part of the same property conveyed to Ahmad M. Salem by deed of record at Instrument Number *20010802-0082198, Register's Office for Davidson County, Tennessee.

*20010802-0082198