[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Southern Land Acquisitions, Inc	New Owner	Map/Parcel -
		Map 105-04 Parcel 223.00
		13312 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

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 **Javad Ramezanifar** (The "Grantor") has bargained and sold, and by these presents does assign, transfer and convey unto **Southern Land Acquisitions, Inc, a Tennessee Corporation** (The "Grantee"), its successors 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: 09/29/08 15:18 3 pgs
Fees:18.00 Taxes:869.50
20080929-0098840

SEE EXHIBIT A FOR LEGAL DESCRIPTION

This conveyance is subject to the following:

1. Taxes for the year 2008, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 266 Lafayette Street, Nashville, TN 37210

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 235,000.00

Affiant

Subscribed and sworn to before me this 24th **day of** Sept, **2008**

My Commission Expires: My Commission Expires 02/26/2011

Notary Public

VICKY M. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

TO HAVE AND TO HOLD the said leasehold interest in a tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of a leasehold interest in said land; 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 himself, his heirs and assigns, to warrant and defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of Sept, 2008.

Javad Ramezanifar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of Sept, 2008, before me personally appeared Javad Ramezanifar to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 02/26/2011

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 6 on the Map of W.J. Myers' Subdivision of Lot No. 20 of the Garden Lots, as of record in Book 421, page 48, Register's Office of said County, as described as follows:

Beginning at a point in the northerly margin of Lafayette Street, as widened and located by condemnation proceeding in Circuit Court in August 1944, in the west line of the right-of-way of the Tennessee Central Railroad; thence with the margin of said street, as now widened and located, westerly 105 feet more or less to a point; thence northerly 158 feet more or less to the center line of Brown's Creek; thence down said Creek, southeasterly to the west right-of-way line of the Tennessee Central Railroad, or Donaldson Street; thence with the margin of the same, southerly 120 feet more or less, to the point of beginning, excluding however all the land that may lie within the bounds of Lafayette Street, as now widened and located, if any.

Being the same property conveyed to Javad Ramezanifar by Warranty Deed From James Botts of record in instrument No. 20080626-0065664, in the Register's office of Davidson County, Tennessee.