Davidson County DEEDWARR
Recvd: 10/03/08 15:16 4 pg
Fees:23.00 Taxes:5550.00
20081003-0100973

Box 29

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Shams Properties, LLC	New Owner	Map 108.00
5932 Mt. View Road		Parcel 53.00
Antioch, TN 37013		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 231, 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, **James A. Crossman and wife, Mary Crossman,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mohammad R. Shams** (The "Grantee"), his successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

This conveyance is subject to the following:

See Exhibit B

This is improved property commonly known as 903 Gallatin Pike, Madison, Tennessee 37115.

[STATE OF TENNESSEE]
[COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $1,500,000.

Affiant

Subscribed and sworn to before me this 30 day of Sept., 2008.

Notary Public

My Commission Expires: KIMBRA R. ROUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 9, 2012

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

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30TH day of SEPTEMBER, 2008.

James A. Crossman
JAMES A. CROSSMAN

Mary B Crossman
MARY B. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James A. Crossman and Mary B. Crossman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of SEPTEMBER, 2008.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 7/8/12

JOSEPH V. FERRELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being a parcel of land located in the Eleventh Civil District of Davidson County, Tennessee, and upon a survey dated September 1, 2008 by Benny M. Cantrell, Tennessee RLS 1638, P.O. Box 293192, Nashville, Tennessee 37229, as follows:

BEGINNING at a point located in the easterly right-of-way of Gallatin Pike, said point being the southwesterly corner of property conveyed to Ruby H. Anderson and Clive Anderson, Jr. by quitclaim deed of record in book 10696, page 295, R.O.D.C., and being the northwesterly corner of the herein described parcel,

THENCE, with the southerly line of the aforementioned Ruby H. Anderson property and with the southerly line of property conveyed to Hare Khrishna Corporation by deed of record as evidenced in instrument no 20030718_0101162, R.O.D.C., S 62°09'00" E, 259.78 feet to an iron rod,

THENCE, with the westerly line of the aforementioned Hare Khrishna Corporation property S 20°19'39" W, 111.63 feet to an iron spike located in Gibson Creek,

THENCE, leaving said line with the northerly line of property conveyed to Jerry Lee Potts by quitclaim deed of record as evidenced in instrument no. 20080401_0032460, R.O.D.C., N 62°09'00" W, 6.82 feet to an existing iron pin located in Gibson Creek,

THENCE, continuing with the easterly line of the aforementioned Jerry Lee Potts property S 25°30'00" W, 155.83 feet to a 21 inch maple,

THENCE, leaving said line with the northerly right-of-way of East Webster Street N 64°30'00" W, 240.01 feet to a P-K nail,

THENCE, continuing with a curve to the right 39.49 feet, said curve having a central angle of 90°30'00", a radius of 25.00 feet, a tangent of 25.22 feet, and a chord of N 19°15'00" W, 35.51 feet to an iron rod, said rod being located in the easterly right-of-way line of Gallatin Pike,

THENCE, with the easterly right-of-way line of Gallatin Pike N 26°00'00" E, 252.18 feet to an iron spike and the point of beginning.

Containing 71,875 square feet or 1.650 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Joseph V. Ferrelli, Trustee to James Alvin Crossman and Mary B. Crossman as recorded on the 8th day of July, 2004 in Instrument No. 20040708-0081192 and Warranty Deed from Heather Elizabeth Coarsey Robertson and Peggy A. Akin, Co-Successor Trustees of the Erminia Coarsey Revocable Living Trust Agreement a/k/a The Coarsey Revocable Living Trust Agreement dated July 14, 1999, as amended October 18, 1999 and on August 25, 2000 to James A. Crossman as recorded on the 18th day of December, 2002 in Instrument No. 20021218-0155938, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

1. Davidson County taxes for the year 2008 which have been prorated between Buyer and Seller and assumed by Buyer.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTAGUE SUBDIVISION, as recorded in Plat Book 421, Page(s) 129.

3. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.