JL

BILL GARRETT, Davidson County
Trans:T20090082502 DEEDWARR
Recvd: 12/07/09 10:37 4 pgs
Fees:23.00 Taxes:2127.50
20091207-0111580

THIS INSTRUMENT PREPARED BY:
James W. Cameron III
Cameron Worley, P.C.
112 Westwood Place, Suite 240
Brentwood, TN 37027

Address of New Owner:
Hamidullah Durani and
Gholam Durani
3900 Nolensville Road
Nashville, TN 37211

Send Tax Bills To:
Hamidullah Durani
5557 Nevil Point
Brentwood, TN 37027

Map/Parcel Numbers:
Map 133-15
Parcel 128

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES W. CAMERON III, Trustee for the 2400 Nolensville Road Trust,** with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary,("Grantor"), has bargained and sold and by these presents does transfer and convey unto **HAMIDULLAH DURANI AND GHOLAM DURANI,,** (the "Grantees"), their successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantor further covenants that Grantor is lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as shown on Exhibit B hereto; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Executed this 4th day of December, 2009.

2400 NOLENSVILLE ROAD TRUST

By: James W. Cameron III Trustee
James W. Cameron III, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, James G. Lackey Jr., a Notary Public of the state and county aforesaid, personally appeared James W. Cameron III, Trustee of the 2400 Nolensville Road Trust with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon

oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of December, 2009.

Notary Public

My Commission Expires: 5/8/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $575,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 4 day of December, 2009.

Notary Public

My Commission Expires: 5/8/13

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Section 1, Elysian Center, of record in Plat Book 4060, page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James W. Cameron III, Trustee, with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary by deed from Sweetbriar Realty Company, a North Carolina corporation of record in Instrument No. 20060123-0008306, Register's Office for Davidson County, Tennessee.

This is improved property known as 3900 Nolensville Road, Nashville, Tennessee 37211.

EXHIBIT B

Permitted Encumbrances

1. Rights of claims and parties in possession not shown by the Public Records.

2. Taxes or special assessments which are not shown by the Public Records.

3. Taxes for the year of 2010 a lien, not yet due and payable.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

5. Easements or claims of easements not shown by the Public Records.

6. Subject to all matters shown on the Plan of Section 1, Elysian Center of record in Plat Book 4060, Page 143, Register's Office of Davidson County, Tennessee.

7. Sewer easements of record in Book 3314, page 115 and in Book 3799, page 651, said Register's Office.

8. Drainage easement of record in Book 4150, page 120, said Register's Office.

9. Right-of-way agreement contained in instrument of record in Book 3950, page 777, and re-recorded in Book 3959, page 884, said Register's Office.

10. Restrictions of record in Book 4287, page 18, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

11. Agreement between Carmack Cochran, Trustee and Nashville Gas Company, of record in Book 4853, page 231, said Register's Office.

12. Subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants in possession thereunder.

13. All matters shown on Survey dated February 15, 2000 , prepared by Crawford Land Surveyors, P.C.