THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, 25th day of November, 2009. Notary Public My Commission Expires: July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

SPECIAL WARRANTY DEED

Address New Owner: Rakesh Bery Muhammed Qandil 13020 Old Hickory Boulevard Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 18300004400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ezell Holdings, LLC, an Alabama limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rakesh Bery and Muhammed Qandil** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 13020 Old Hickory Boulevard, Antioch, TN, 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 25th day of November, 2009.

EZELL HOLDINGS, LLC,
An Alabama limited liability company

By: _____
Elissa E. Watkins, Authorized Member

BILL GARRETT, Davidson County
Trans:T20090084043 DEEDWARRSP
Recvd: 12/14/09 12:56 3 pgs
Fees:18.00 Taxes:1202.50
20091214-0113752

STATE OF ALABAMA, COUNTY OF MOBILE SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **Elissa E. Watkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member (or other officer authorized to execute the instrument) of Ezell Holdings, LLC the within named bargainor, a corporation, and that she as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Authorized Member.

Witness my hand, in Mobile County, State of Alabama this 1st day of ~~November~~ December, 2009.

Notary Public

My Commission Expires: 4/4/2011

BETH ROGERS NOTARY PUBLIC STATE AT LARGE ALABAMA

EXHIBIT "A"

A parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Lot 1 and Lot 2 on The Resubdivision of Lot 3 of the Resubdivision of Lot 2 Milmarnet Subdivision as shown on plat of record in Book 7900, page 497, Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT the following described properties

Tract 1:

Parcel 1 - Beginning at the point of the intersection of the existing northeast margin of I-24 and the south boundary of the Rose Management Partnership property; thence with said boundary north 10 degrees, 58 minutes, 49 seconds east 40.43 feet to a point; thence with the proposed northwest margin of said road south 40 degrees, 37 minutes, 56 seconds east 89.62 feet to a point, said point being 28.55 feet right of the I-24 Ramp "H" proposed centerline station 2+45.67; thence with the existing north margin of said road westerly 45 feet, more or less to a point, said point being 150.20 feet left of the I-24 proposed centerline station 586+64.95; thence with said existing northwest margin northwesterly 32 feet, more or less to the point of beginning.

Parcel 2 - Beginning at the point of intersection of the existing north margin of I-24 and the existing west margin of S.R. 171, said point of intersection being 91.63 feet right of S.R. 171 proposed centerline station 27+95.37; thence with said existing north margin westerly 28 feet, more or less to a point; thence with the proposed north margin of I-24 north 62 degrees, 02 minutes, 29 seconds east 47.11 feet to a point; thence with said existing west margin southerly 28 feet, more or less to the point of beginning.

Parcels 1 and 2 combined contain 2,266 square feet and are part of the same property conveyed by Treetop Enterprises, Inc. to Harris & Ezell Equipment Company as of record in Book 8533, page 707, Register's Office of Davidson County, Tennessee. Said parcels were conveyed to the State of Tennessee in Book 10689, page 902, said Register's Office.

Tract 2:

Being that certain parcel of land situated in the 31st Councilmanic District of Davidson County, Tennessee. Said parcel of land being described as follows:

Commencing at a point in the northerly right-of-way margin of Interstate I-24 and its intersection with the westerly right-of-way margin of Old Hickory Blvd., thence with the northerly margin of Interstate 24, north 84 degrees, 47 minutes, 17 seconds west a distance of 141.44 feet to the point of beginning; Thence leaving said right-of-way margin north 41 degrees, 54 minutes, 29 seconds west a distance of 32.68 feet to a point; thence north 10 degrees, 58 minutes, 59 seconds east a distance of 273.65 feet to a point; thence south 83 degrees, 5 minutes, 3 seconds east a distance of 200.01 feet to a point located in the westerly right-of-way margin of Old Hickory Blvd.; thence with said right-of-way margin, south 11 degrees, 13 minutes, 0 seconds west a distance of 115.32 feet to a point; thence leaving said right-of-way margin, north 83 degrees, 5 minutes, 3 seconds west a distance of 40.35 feet to a point; thence south 6 degrees, 54 minutes, 57 seconds west a distance of 15.0 feet to a point; thence north 83 degrees, 5 minutes, 3 seconds west a distance of 84.0 feet to a point; thence north 6 degrees, 54 minutes, 57 seconds east a distance of 15.0 feet to a point; thence north 83 degrees, 5 minutes, 3 seconds west a distance of 70.17 feet to a point; thence south 10 degrees, 58 minutes, 39 seconds west a distance of 156.23 feet to a point; thence south 41 degrees, 54 minutes, 29 seconds east a distance of 25.19 feet to a point; thence north 48 degrees, 5 minutes, 31 seconds east a distance of 27.0 feet to a point; thence south 41 degrees, 54 minutes, 29 seconds east a distance of 5.0 feet to a point; thence south 48 degrees, 5 minutes, 31 seconds west a distance of 32.0 feet to a point; thence south 41 degrees, 54 minutes, 29 seconds east a distance of 5.0 feet to a point; thence south 48 degrees, 5 minutes, 31 seconds west a distance of 32.0 feet to the point of beginning and containing 0.58 acres, more or less.

Tract 2 was conveyed to Welton Investments, a Tennessee general partnership, in Book 8750, page 592, rerecorded in Book 9080, page 454, said Register's Office.

Being part of the same property conveyed to Ezell Holdings, LLC, an Alabama limited liability company by QuitClaim Deed dated December 26, 2006 from Nathaniel P. Harris, Jr. as Trustee of The Ezell Children's Trust under Trust Agreement dated December 30, 1976 and Elissa E. Watkins (formerly Elissa E. Ezell) a married woman, William C. Ezell, a single man and Jeffrey C. Ezell, a single man of record in Instrument No. 20070208-0016423, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements and Restrictive covenants contained in an instrument of record in Book 8330, page 595, Book 8750, page 595, rerecorded in Book 9080, page 454, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Restrictive covenants contained in an instrument of record in Book 209, page 586, Register's Office for Sumner County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
4. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
5. All matters appearing on the Plan of record as Book 7900, page 497, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4300, page 118, Register's Office for Davidson County, Tennessee.
7. Easement for ingress/egress as described of record in Book 8533, page 707, Register's Office for Davidson County, Tennessee.
8. Rights of others in and to the cemetery located on subject property and the rights of ingress and egress thereto.
9. Lack of direct ingress and egress to Interstate 24 which abuts subject property and is a controlled access highway.
10. Deeds of conveyance of sanitary sewer lines to Metropolitan Government of Nashville and Davidson County Dept. of Water and Sewer Services recorded in Book 9207, page 439, Register's Office for Davidson County, Tennessee.
11. Deeds of conveyance of water mains to Metropolitan Government of Nashville and Davidson County Dept. of Water and Sewer Services recorded in Book 9207, page 443, Register's Office for Davidson County, Tennessee.