WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100001367 DEEDWARR
Recvd: 01/07/10 13:13 2 pgs
Fees:13.00 Taxes:1480.00
20100107-0001607

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HANY ABSKHROUN AND AMIR ABASKHRON	SAME	MAP 60-12 PARCEL 54
(NAME)	(NAME)	
5700 Cedar Ash Crossing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BROTHERS INVESTMENTS, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANY ABSKHROUN AND AMIR ABASKHRON, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lincoya Motel, of record in Book 5190, page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is that portion having been conveyed to Calvin B. Moore and wife, Alice R. Moore d/b/a C. B. Moore Oil Company by deed of record in Book 9449, page 703, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Beginning at an iron pin in the northerly margin of Hart Lane, said pin being the southeast corner of the property conveyed to G. E. Tidwell, as of record in Book 6828, page 252, Register's Office for Davidson County, Tennessee; thence with the margin of Hart Lane, North 82 deg. 05' West 25.00 feet to an iron pin; thence North 08 deg. 23' East 106.67 feet to an iron pin; thence North 85 deg. 00' West 10.20 feet to an iron pin; thence North 08 deg. 45' East 37.67 feet to an iron pin in Calvin B. Moore's southerly line; thence South 83 deg. 15' East 35.04 feet to an iron pin; thence with the common line between Slaton and Tidwell, South 08 deg. 25' West 144.53 feet to the point of beginning, as surveyed by Donald W. Fortner, RLS No. 1072, dated July 13 1994.

ALSON INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is that portion of the above property having been conveyed to the Metropolitan Government of Nashville and Davidson County for the purposes of a Permanent Right of Way Easement and Temporary Construction Easement and being more particularly described in Final Order of record in Book 5684, page 660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brothers Investments, Inc. by deed of record in Instrument No. 20061228-0159940, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 2913 A & B DICKERSON ROAD, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 5th day of January, 2010.

BROTHERS INVESTMENTS, INC.

BY: WILLIAM SHAAR, as PREIDENT

BY: WALID AL-NIMRI, as
SECRTARY/TREASURER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, WILLIAM SHAAR AND WALID AL-NIMRI, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the PRESIDENT AND SECRETARY/TREASURER, respectively of the BROTHERS INVESTMENTS, INC. the within named bargainor, and corporation/limited liability company, and that they as such PRESIDENT AND SECRETARY/TREASURER being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation/limited liability company, by the said WILLIAM SHAAR AND WALID AL-NIMRI as such PRESIDENT AND SECRETARY/TREASURER.

WITNESS my hand and official seal this 5th day of January, 2010.

NOTARY PUBLIC

My commission expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.