WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2010

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-SD-10-3605

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hamidullah Durani (NAME)	**Hamidullah Durani** (NAME)	
3605 Nolensville Road (ADDRESS)	**3605 Nolensville Road** (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	**Nashville, TN 37211** (CITY) (STATE) (ZIP)	**133-6-34.00&133-6-35.00 & 133-6-36.00**

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **PRAYAT KOPSOMBUT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HAMIDULLAH DURANI,** married **AND GHOLAM MUSTAFA DURANI,** married, **TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY MADE BY HICKERSON-MILLER ENGINEERS, SURVEYORS, DATED APRIL 22, 1960, BEING LOTS 20 AND 21, THE EASTERLY PART OF LOT NO. 300 AND PART OF THE ABANDONED ALLEYS EAST AND SOUTH OF LOT 300 ON THE PLAN OF SUNRISE HEIGHTS OF RECORD IN BOOK 421, PAGE 2, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF NOLENSVILLE ROAD AT A POINT 100 FEET SOUTH OF THE SOUTHWESTERLY MARGIN OF VERITAS STREET; THENCE SOUTH 24 DEG. 30' EAST ALONG THE WESTERLY MARGIN OF NOLENSVILLE ROAD A DISTANCE OF 172.3 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 253.5 FEET TO A CORNER POST; THENCE IN A NORTHERLY DIRECTION A DISTANCE OF 173.3 FEET TO A POINT IN THE SOUTHERLY MARGIN OF VERITAS STREET; THENCE ALONG THE SOUTHERLY MARGIN OF VERITAS STREET IN AN EASTERLY DIRECTION A DISTANCE OF 15.3 FEET; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 100.0 FEET TO A CORNER POST; THENCE IN AN EASTERLY DIRECTION A DISTANCE OF 137.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PRAYAT KOPSOMBUT BY QUITCLAIM DEED FROM P-K IMPORTS, INCORPORATED RECORDED DECEMBER 26, 2001 IN INSTRUMENT NO. 20011226-0142110 AND CONVEYED TO P-K IMPORTS, INCORPORATED BY WARRANTY DEED FROM LIBERTY NATIONAL LIFE INSURANCE COMPANY RECORDED APRIL 19, 1989 IN BOOK 7820, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 421, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

BILL GARRETT, Davidson County
Trans: T20100025585 DEEDWARR
Recvd: 04/29/10 11:06 2 pgs
Fees: 13.00 Taxes: 2220.00
20100429-0032593

This is
( ) unimproved
(X) improved
property known as **3605 Nolensville Road Nashville, Tennessee 37211**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26 day of April, 2010.

Prayat Kopsombut

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Prayat Kopsombut, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of April, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212