ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Anthony Zandieh 9656 Radiant Jewel Ct. Brentwood, Tennessee 37027	133-6-241.00	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (HKI)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **REGIONS BANK,** an Alabama banking corporation, successor by merger to Union Planters Bank of Middle Tennessee, N.A., a national banking association ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **ANTHONY ZANDIEH and wife, LIDA DERAKHSHANI** ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property known as 3737 Nolensville Road, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Heather K. Iverson
Affiant

Subscribed and sworn to before me this 25th day of June, 2010.

LaVerne Williamson
Notary Public
My Commission Expires: [illegible]

LAVERNE WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2011

2343484 v1
990009-001

BILL GARRETT, Davidson County
Trans:T20100044239 DEEDWARRSP
Recvd: 07/20/10 09:40 4 pgs
Fees:23.00 Taxes:1998.00
20100720-0056593

PICK-UP

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

This instrument of transfer and conveyance and the vesting of title to the Property in Grantee is hereby expressly made subject to the following covenants, agreements, and restrictions:

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 25th day of June, 2010.

REGIONS BANK,
an Alabama corporation

By: _____
Name: Keith B. Pressley
Title: Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, Randi L Dicus, of the state and county aforesaid, personally appeared Keith B Pressley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself or herself to be the Senior Vice President of Regions Bank, the within named bargainor, an Alabama banking corporation, and that he or she as such Senior Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself or herself as Senior Vice President.

WITNESS my hand and seal, at office in Birmingham, AL, this 24 day of June, 2010.

_____
Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 7, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS



EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot 1, ALLIED COMMERCIAL CORNER, as shown on plat of record in Plat Book 9700, Page 340, in the Register's Office, Davidson County, Tennessee, to which plat reference if hereby made for a more particular description of the property.

Being the same property conveyed to Union Planters Bank of Middle Tennessee, N.A., a national banking association, since having merged into Union Planters Bank, National Association, effective January 1, 1998, since having merged into Regions Bank, effective June 29, 2005, by Special Warranty Deed from FFCA Acquisition Corporation, a Delaware corporation, recorded on the 15th day of March, 1996 in Book 9980, Page 544, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2010 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of T.C.A. Section 67-5-603 et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALLIED COMMERICAL CORNER, as recorded in Plat Book 9700, Page(s) 340, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as recorded in Book 3706, Page 251, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Agreement for Dedication of Easement recorded in Book 3857, Page 582.

6. Those matters indicated on Survey Number 15514-00 dated February 5, 1996, prepared by Barge, Waggoner, Sumner & Cannon, Inc., Surveyors.