BILL GARRETT, Davidson County
Trans:T20100048138 DEEDWARRSP
Recvd: 08/04/10 15:35 3 pgs
Fees:18.00 Taxes:4440.04
20100804-0061512

Special Warranty Deed

THIS INSTRUMENT PREPARED BY:
R. KIRKLAND MOSER, ATTORNEY
OLD REPUBLIC TITLE COMP. OF TENNESSEE
201 4TH AVENUE NORTH STE 150
NASHVILLE, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,010.00.

Brandy K. Homan
Affiant

Subscribed and sworn to before me, this 3rd day of August, 2010.

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jo Ann Smith
Notary Public

My Commission Expires: My Commission Expires MAR. 3, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel
Nazim Jaffer and Rubina Jaffer 3769 Murfreesboro Pike Antioch, TN 37013	Nazim Jaffer and Rubina Jaffer 3769 Murfreesboro Pike Antioch, TN 37013	164-187

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John B. Jewell, III, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nazim Jaffer and Rubina Jaffer, husband and wife**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being land in the 29th Councilmanic District of Davidson County, Tennessee, said land being Lot 1 on the plat of Mount View Shopping Center of record in Plat Book 4350, Page 112, Register's Office for Davidson County, Tennessee, and being bounded on the north by Murfreesboro Road (U.S. 41, Highway 70-S) and on the east by New Old Hickory Boulevard, also known as Hobson Pike and being more particularly described by a survey by Warnble & Associates as follows:

Beginning at a point in the northerly right-of-way of said New Old Hickory Boulevard, said point being 181 feet southwesterly of the center line of Murfreesboro Road and as measured along the center line of New Old Hickory Boulevard, and being 70 feet northwesterly of the center line of New Old Hickory Boulevard; thence, with the northerly margin of New Old Hickory Boulevard south 51 degrees 29 minutes 05 seconds west 175.17 feet to a point.; south 45 degrees 19 minutes 12. seconds west 52.33 feet to an existing iron rod; thence, leaving said right- of way north 38 degrees 44 minutes 00 seconds west 371.12 feet to an iron rod (Old); thence, north 54 degrees 18 minutes 08 seconds east 341.84 feet to an existing concrete monument disturbed in the westerly right-of-way of said Murfreesboro Road; thence, south 35 degrees 43 minutes 00 seconds east 233.00 feet to a point; thence, south 02 degrees 39 minutes 45 seconds west 154.08 feet, to the point of beginning, containing 113,290 square feet or 2.60 acres.

Being the same property conveyed to JOHN B. JEWELL, III, by deed from HAL REED RAMER, of record in Book 10750, page 996, said Register's Office.

This conveyance is subject to the following:

1. 2010 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4350, page 112, said Register's Office.

3. Restrictions are as follows:

   Supply Agreement with Tri Star Energy, LLC for 10 years.

This is improved property known as 3769 Murfreesboro Pike, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and we do further covenant and bind ourselves, our heirs and assigns, to specially warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 2nd day of August, 2010.

John B. Jewell, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John B. Jewell, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of August, 2010.

Bridget B. Ross
Notary Public

My Commission Expires: 7-8-2013

