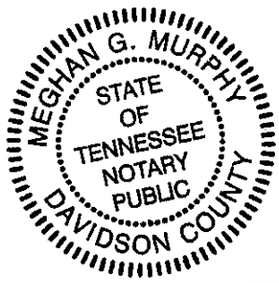
WARRANTY DEED



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 me on February 25, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 03/01/11 14:41 3 pgs
Fees:18.00 Taxes:1480.00
20110301-0016509

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nabil Simaan 1105 Bate Avenue Nashville, TN 37204	University Bank 30500 Northwestern Hwy #201 Farmington Hills, MI 48334	105 09 0 444.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Victor Hope Capital, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Nabil Simaan, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the easterly 3 feet of Lot No. 20 and the westerly 47 feet of Lot No. 21 on the Map of W.S. Griddle's Subdivision of Lot No. 1 on the W. L. B. Lawrence property, of record in Book 57, Page 84, Register's Office for said County, as follows:
>
> Said parts of said lots front together 50 feet on the southerly side of Bate Avenue, formerly Cleveland Avenue, and extend back between parallel lines 145 feet to an alley.
>
> Being the same property conveyed to Victor Hope Capital, LLC, a Tennessee limited liability company, by Warranty Deed from James Davis and wife, Beulah Davis dated March 6, 2006, of record as Instrument No. 20060314-0029250, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2011 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records; and
> 3. Restrictions and Covenants of record in Book 4220, Page 723, Register's Office for Davidson County, Tennessee; and
> 4. Plan of record in Plat Book 57, Page 84, said Register's Office; and
> 5. Power of Attorney of record in Instrument No. 20060314-0029249, said Register's Office.
>
> This property is also known as improved property located at 1105 Bate Avenue, Nashville, TN 37204.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hands on February 25, 2011.

Victor Hope Capital, LLC

By: Farsheed Ferdowsi
Its: Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 25, 2011, before me personally appeared Farsheed Ferdowsi, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of Victor Hope Capital, LLC, the within named bargainor, and that he, as such Chief Manager, executed the foregoing instrument for the purposes contained therein by signing for Victor Hope Capital, LLC by himself as Chief Manager.

Witness my hand and official seal on February 25, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY