This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $42,500.00.

Affiant

Subscribed and sworn before me this the 5th day of April, 2011.

Notary Public
My commission expires: 3/18/14

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Wise Management, LLC 399 Ash Grv Drive Nashville, TN 37211	NEW OWNER	119-5-191

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ABDOLAMIR ROSHANFAR AND FRUZ ROSHANFAR, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WISE MANAGEMENT, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Re-Subdivision of certain lots in Cumberland Nurseries, as of record in Plat Book 161, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot 45 fronts 50 feet on the Northerly side of Lutie Street and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Abdolamir Roshanfar and wife, Fruz Roshanfar by deed from James A. Boleyjack and wife, Alma A. Boleyjack dated September 27, 2004 of record in Instrument No. 20040928-0116801, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 324 Lutie Street, Nashville, TN 37222.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of April, 2011.

Abdolamir Roshanfar

Fruz Roshanfar

BILL GARRETT, Davidson County
Trans:T20110020171 DEEDWARR
Recvd: 04/06/11 11:08 2 pgs
Fees:13.00 Taxes:157.25
20110406-0026572

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abdolamir Roshanfar and Fruz Roshanfar, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2011.

My commission expires: 09/09/14

Notary Public

