This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2011-010

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Mojtaba Rabiei	(NAME) Same as new owner	Map & Parcel 133-10-45
(STREET ADDRESS) 3781 Nolensville Rd	(STREET ADDRESS)	
(CITY) Nashville, TN (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110023509 DEEDWARRSP
Recvd: 04/21/11 09:19 2 pgs
Fees:13.00 Taxes:2035.00
20110421-0030713

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DBV Nashville, LLC, a Tennessee limited liability company,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Mojtaba Rabiei and wife, Parvin Talakesh,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 1 on the plat of Allied Industrial Park Section 19 Revised recorded in Book 5190, page 593, Register's Office, Davidson County, Tennessee, to which plat reference is hereby recorded for a more complete legal description.

Being the same property conveyed to DBV Nashville LLC, a Tennessee limited liability company, by special warranty deed from LFR Nolensville Road, LLC, a Tennessee limited liability company, record in Instrument #20091230-0118463, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $550,000.00

Subscribed and sworn to before me this the 15th day of April, 2011.

Affiant

My commission expires: July 25 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

Carol L. McArthur
Notary Public

This is improved property known as 3781 Nolensville Road, Nashville, Davidson Co., Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing

whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever 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 hand this 14th day of April, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DBV Nashville, LLC, a Tennessee limited liability company

By: _____
Russell Swanger as Agent

"OFFICIAL SEAL"
VICKIE L. JOHNSON
Notary Public, State of Illinois
My Commission Expires 07/31/12

STATE OF IL
COUNTY OF McHenry

Personally appeared before me, a Notary Public, in and for said County and State, **Russell Swanger** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Agent of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at McHenry, IL, this 14th day of April, 2011.

Vickie L. Johnson
Notary Public
My Commission Expires: 7/31/12

ENCUMBRANCES

1. 2011 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Allied Industrial Park Section 19 Revised recorded in Book 5190, page 593, Register's Office, Davidson County, Tennessee.
3. Subject to terms and conditions of Church's Chicken Real Property Lease dated July 13, 2009, by & between LFR Nolensville Road, LLC, a Tennessee limited liability company, and Cajun Operative Company, a Delaware corporation d/b/a Church's Chicken.
4. Subject to all matters shown on ALTA/ACSM Land Title Survey, dated December 16, 2009, prepared by H & H Land Surveying, Inc., Stephen P. McClananhan, RLS TN No. 772, including a 6' wood privacy fence encroaching onto the subject property a distance of 0.6' at southwest corner.