BOK 31-B
S+R
KAB

BILL GARRETT, Davidson County
Trans:T20110028442 DEEDWARR
Recvd: 05/12/11 11:44 5 pgs
Fees:28.00 Taxes:2590.00
20110512-0036540

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (KAB)
150 Third Avenue South, Suite 1100
Nashville, TN 37201

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Vijay K. Upadhyaya 2002 Lindell Avenue Nashville, Tennessee 37203	Same	Map 93-6-1 Parcel 36

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Hooshang Ahdoot, Michael Ahdoot, and Jonathan Ahdoot, as tenants-in-common (collectively the "Grantors"), have bargained, sold and conveyed and do hereby bargain, sell and convey unto Vijay K. Upadhyaya ("Grantee"), the following described real estate, situated and being in the County Davidson, State of Tennessee, to-wit:

See Exhibit "A" attached.

This is improved property located on 219 5th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantors do hereby covenant with Grantee that Grantors are lawfully seized and possessed of the Property; that Grantors have full power and lawful authority to sell and convey the same, that the title to the Property is free, clear and unencumbered except as to only those matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"); and that the Grantors will warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

(Remainder of page intentionally left blank)

IN WITNESS WHEREOF, the undersigned Grantors have executed this deed on this the 10th day of May, 2011.

Hooshang Ahdoot

Michael Ahdoot

Jonathan Ahdoot

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hooshang Ahdoot, Michael Ahdoot, and Jonathan Ahdoot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in ~~Nashville~~ New York, ~~Tennessee~~ New York, this 6th day of May, 2011.

NOTARY PUBLIC

My Commission expires:
May 17, 2014

Lisa J. Piroozian
Notary Public, State of New York
No. 01PI6222086
Qualified in New York County
Commission Expires May 17, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The consideration for this transfer or value whichever is greater is $700,000.

AFFIANT

Subscribed and sworn to before me, this the 10TH day of May, 2011.

Notary Public

My Commission Expires:_____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
November 5, 2014
STATE OF TENNESSEE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being part of Lot No. 89 in the Original Town of Nashville, not of record, located on the westerly side of Fifth Avenue North, FORMERLY North Summer Street.

Beginning at a point in the Westerly right-of-way line of Fifth Avenue North, said point being North 37° 06 minutes West 201.76 feet form the Northerly right-of- way line of Church Street;

Thence, leaving said right-of-way line with the northerly line of property conveyed to Gobbell Hays Partners, Inc. by deed of record in Book 7885, page 328, R.O.D.C. S 52° 23 minutes West, 172.52 feet to a point in the Easterly right-of- way line of Fifth Avenue North;

Thence, with said right-of-way line N 36° 53 minutes West 23.42 feet to a point;

Thence, leaving said right-of-way line with the Southerly line of property conveyed to Milad H. Dabit, trustee by deed of record in Book 7857, page 235, R.D.O.C. North 52° 34 minutes East 172.43 feet to a point in the westerly right- of-way line of Fifth Avenue North;

Thence with said right-of-way line South 37° 06 minutes East 22.89 feet to the point of beginning, containing 3,922 square feet or 0.092 acres more or less.

Being the same property conveyed to HOOSHANG AHDOOT, MICHAEL AHDOOT AND JONATHAN AHDOOT, AS TENANTS IN COMMON, by Trustee's Deed from KIM A. BROWN, SUBSTITUTE TRUSTEE, of record as Instrument No. 20110406-0026774, dated April 6, 2011, said Register's Office.

EXHIBIT B

Permitted Title Encumbrances

1. Taxes for 2011 and subsequent years.

2. Tennessee Conservation Easement of record in Book 6210, page 27, as amended in Book 8139, page 29, and Book 10152, page 768, said Register's Office.

3. Restrictive Covenants for Capitol Mall Redevelopment Plan contained in instrument(s) of record in Book 7423, page 374, Book 8027, page 865, Book 9208, page 613, Book 10512, page 464, and as Instrument Nos. 20020626-0076795 and 20050504-0008719, said Register's Office.