SPECIAL WARRANTY DEED

FROM: French R. McKnight, Jr. and
Welton Investments, LLC

TO: Bishar Salem

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Bishar Salem 205 Seesaw Court Nashville, TN 37211	Same	Map 106-1, Parcel 147

BILL GARRETT, Davidson County
Trans:T20110038437 DEEDWARRSP
Recvd: 06/28/11 08:57 5 pgs
Fees:28.00 Taxes:499.50
20110628-0049190

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $135,000.00.

J. B. Jarrell - Pres.
Affiant

Sworn to and subscribed before me, this 21st day of June, 2011.

Bridget B Ross
Notary Public

My Commission Expires: 7-8-2013

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **French R. McKnight, Jr. and Welton Investments, LLC, a Tennessee limited liability company**, as equal tenants-in-common (hereinafter collectively called the "Seller") by these presents does transfer, sell and convey unto **Bashar Salem** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns,

against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 22nd day of June, 2011.

SELLER: _____
French R. McKnight, Jr.

STATE OF NEW MEXICO)
)
COUNTY OF Santa Fe)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared French R. McKnight, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Santa Fe, New Mexico, this 16th day of June, 2011.

_____
Notary Public

My Commission Expires: 6/22/2013

ADDITIONAL SIGNATURE ON FOLLOWING PAGE.

Welton Investments, LLC,
a Tennessee limited liability company

By: _____
John B. Jewell, III, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John B. Jewell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Welton Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 21st day of June, 2011.

Bridget B. Ross
Notary Public

My Commission Expires: 7-8-2013

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of The Lewis Property, Resubdivision of Lots Nos. 1 and 2, as recorded in Book 4470, page 103, Register's Office Davidson County, Tennessee, described as follows:

Beginning at a concrete highway marker at the intersection of the South margin of Rundle Road and the West margin of Fesslers Lane, said point being the northeast corner of said Lot No. 1; thence with the westerly margin of Fesslers Lane, South 10° 59' West, 172.40 feet to an iron pin; thence leaving said margin of Fesslers Lane, North 79° 19' 48" West, 144.93 feet to an iron pin; thence North 11° 00' East, 212.10 feet to a concrete monument in the South margin of Rundle Road; thence with the South margin of Rundle Road, South 63° 59' East, 150 feet to the point of beginning.

Being the same property conveyed to FRENCH R. MCKNIGHT, JR. AND WELTON INVESTMENTS, LLC as tenants-in-common, by deed from WELTON-MCKNIGHT LAND ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP, of record at Instrument Number ~~20021011-0124953~~, Register's Office for Davidson County, Tennessee.

20110628-0049189

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2011, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Book 4470, page 103, said Register's Office.

3. Easements for construction of sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by grant from Sinclair Refining Company of record in Book 4145, pages 443 and 449, Register's Office for Davidson County, Tennessee.

4. Non-exclusive right of ingress and egress across premises granted Tom James of America, Inc., by deed from Atlantic Richfield Company of record in Book 4779, page 979, Register's Office for Davidson County, Tennessee.