THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20120028928 DEEDWARR
Recvd: 04/20/12 10:30 4 pgs
Fees:23.00 Taxes:2127.50
20120420-0033910

Box 14A
23938-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Carrel C. McCullar 1651 Guy Ferrell Road Franklin, TN 37067	New Owner	Map/Parcel # 10600016600

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, HAFIZ YAFAI, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THE MCCULLAR FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to Hafiz Yafai by Warranty Deed dated August 24, 2010 from K.Thomas Sidwell of record as Instrument No, 20100826-0067515, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 870 Murfreesboro Pike, Nashville, TN 37217.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

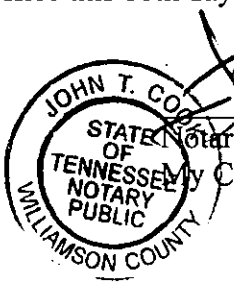
IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of April, 2011.

Hafiz Yafai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hafiz Yafai, the 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, at office this 18th day of April, 2012.



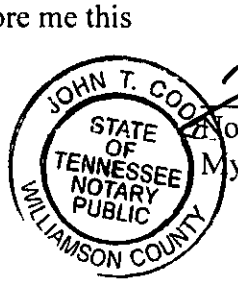
Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me this
18th day of April, 2012.



Notary Public
My Commission Expires: 2/24/13

EXHIBIT "A"
Legal Description

Land in the Sixteenth Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor 823, dated March 7, 1988 and revised October 20, 1993 and known as Job No. 880030, as follows:

Beginning at an iron pin set on the Northeast margin of Murfreesboro Pike, said point of beginning being the Southwest corner of the herein described tract and also being the Southeast corner of the Samuel K. Freshman property of record in Book 5799, Page 262, Register's Office for Davidson County, Tennessee, thence with Freshman's line and a fence North 14° 38' 00" East, a distance of 216.96 feet to an iron pin; thence South 78° 01'00" East, a distance of 152.47 feet to an iron pin; thence North 10° 42' 00" East, a distance of 130.34 feet to a point; thence leaving the line of said Samuel K. Freshman and severing the W.L. Hagan property South 65° 07' 00" East, a distance of 144.90 feet to an iron pin; thence South 65° 07' 00" East, a distance of 20.07 feet to an iron pin; thence South 65° 07' 00" East, a distance of 440.00 feet to an iron pin set on the westerly margin of Wilhagan Road; thence with the westerly margin of Wilhagan Road South 16° 01' 00" West, a distance of 125.50 feet to an iron pin; thence with a curve to the right, having a radius of 1,115.92 feet and an iron chord of 172.52 feet, said chord having a bearing of South 20° 27' 00" West, a distance along the curve of 172.69 feet to an iron pin; thence South 24° 53' 00" West, a distance of 79.01 feet to an iron pin; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 35.36 feet, said chord having a bearing of South 69° 53' 00" West, a distance along the curve of 39.27 feet to an iron pin on the northeasterly margin of Murfreesboro Pike; thence with the northeasterly margin of Murfreesboro Pike the two following calls: North 65° 07' 00" West, a distance of 378.50 feet to an iron pin; thence with a curve to the right having a radius of 1879.90 feet and a long chord of 313.32 feet, said chord having a bearing of North 60° 20' 11" West, a distance of 313.68 feet to the POINT OF BEGINNING, containing 6.22 acres, more or less.

EXHIBIT "B"
Permitted Encumbrances

1. Sanitary Sewers and/or Storm Drainage Easement of record in Book 3618, Page 484 and Book 3913, Page 100, and Book 4816, Page 304, Register's Office for Davidson County, Tennessee.

2. Deed of Conveyance for sewer lines and water mains as set forth in the instruments of record in Book 4133, Page 631, Book 4156, Page 366 and Book 4842, Page 395, said Register's Office.

3. Rights to maintain and operate transmission lines granted to Southern Bell Telephone and Telegraph Company as set out in the instrument of record in Book 1066, Page 395, said Register's Office.

4. Rights to claim of parties in possession under any unrecorded lease agreements.

5. Easement for the flow of waters on any creeks or streams running through the subject property and rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams free from diminutions of pollution.