| This Instrument Prepared By and Return to: | Name and Address of Property Owner: | Property Address: |
|---|---|---|
| James C. Cotey, Esq.<br>Stites & Harbison, PLLC<br>SunTrust Plaza<br>401 Commerce Street, Suite 800<br>Nashville, TN 37219 | Al Farooq Islamic Center, Inc.<br>1421 4th Avenue South<br>Nashville, Tennessee 37210 | 1423 4th Avenue South<br>Nashville, Tennessee<br>37210 |
| Mail Tax Bills to:<br><br>Al Farooq Islamic Center, Inc.<br>1421 4th Avenue South<br>Nashville, Tennessee 37210 | BILL GARRETT, Davidson County<br>Trans:T20120039561 DEEDWARRSP<br>Recvd: 05/30/12 15:25 5 pgs<br>Fees:28.00 Taxes:251.60<br>20120530-0046814 | Tax Parcel IDs#:<br><br>105-07-417 |

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 30th day of May, 2012, by and between CRM CENTRAL PROPERTIES, LLC, a Georgia limited liability company ("Grantor") and AL FAROOQ ISLAMIC CENTER, INC., a Tennessee non-profit corporation ("Grantee");

**WITNESSETH:**

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See **Exhibit A** attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Deed recorded as Instrument No. 20101109-0090105 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances otherwise set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters

of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

CRM CENTRAL PROPERTIES, LLC,
a Georgia limited liability company

By: CRM Properties Manager, LLC,
a Georgia limited liability company,
its sole member

By: _____

Print Name: Adam Oates

Title: Vice President

STATE OF GEORGIA

COUNTY OF FULTON

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Adam Oates, with whom I am personally acquainted, and who upon oath acknowledged himself to be V.P. of CRM Properties Manager, LLC, a Georgia limited liability company, as sole member of CRM Central Properties, LLC, the within named bargainor, a Georgia limited liability company, and that he as such V.P. of CRM Properties Manager, LLC, as sole member of CRM Central Properties, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of CRM Properties Manager, LLC, as sole member of CRM Central Properties, LLC by himself as V.P.

WITNESS my hand and official seal at office this 29 day of May, 2012.

Valerie A. Ranne
NOTARY PUBLIC

My Commission Expires:

VALERIE A RANNE
Notary Public
Fulton County
State of Georgia
My Commission Expires Sep 9, 2014

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $68,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 30TH day of May, 2012.

Notary Public

My Commission Expires:

SHARON K. STALEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 7, 2012

## EXHIBIT A TO SPECIAL WARRANTY DEED

### Legal Description

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Being Lot No. 39, in Rain's Addition to Nashville, said lot fronts 50 feet on the south side of Cherry Street, now known as the 4th Avenue South, on the Nolensville Turnpike Road, at or near Rain's Spring, and runs back between parallel lines 170 feet, more or less, to an alley. Said Rain's Plan, is registered in the Register's Office of said County, in Book 57, page 115, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CRM CENTRAL PROPERTIES, LLC by Successor Trustee's Deed of record as Instrument No. 20101109-0090105, Register's Office for Davidson County, Tennessee.