WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DeKalb

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 10

Cheryl Vance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 Day Of July 2012.

Notary Public

MY COMMISSION EXPIRES: 11/30/14
(AFFIX SEAL)

MICHAEL DON FAIRCHILD STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

BILL GARRETT, Davidson County
Trans:T20120057444 DEEDWARR
Recvd: 08/03/12 10:53 4 pgs
Fees:22.00 Taxes:0.00
20120803-0068982

THIS INSTRUMENT WAS PREPARED BY:

DeKalb Title, LLC, 210 East Public Square, Smithville, Tennessee, 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashraf W. Mannan, et al.	Same	105-09-0-470
202 Clarendon Circle		
Franklin, TN 37069		

For and in consideration of the sum of Ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, INVESTMENT GROUP OF NASHVILLE, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ASHRAF W. MANNAN and MECHEAL A. FALTAS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Edgehill Estates Resubdivision of Lot No. One, Section Eighty-Nine, as of record in Plat Book 5800, page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property described in a conveyance from Collier M. James and wife, Jean P. James to Investment Group of Nashville, Inc. by deed dated May 23, 2002 and recorded May 31, 2002 in Instrument No. 20020531-0066219, Register's Office, Davidson County, Tennessee.

Investment Group of Nashville, Inc. was administratively dissolved with the Tennessee Secretary of State on November 15, 2002. The shareholders of Investment Group of Nashville, Inc. were Mecheal Faltas and Ashraf Mannan, and the officers of Investment Group of Nashville, Inc. were Mecheal Faltas, President; Ashraf Mannan, Vice President; and Mirinda Bebawy, Secretary. The shareholders and officers are executing this deed for the purpose of "winding up" the corporation.

This is improved property known as: 1505 12th Ave. South, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant

and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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, the grantor has hereunto affixed its signature on this the 24 day of July, 2012.

MECHEAL FALTAS, Individually

ASHRAF MANNAN, Individually

INVESTMENT GROUP OF NASHVILLE, INC.

By: _____
MECHEAL FALTAS, President

ASHRAF MANNAN, Vice President

MIRINDA BEBAWY, Secretary
GRANTORS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantor, MECHEAL FALTAS, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Franklin Tennessee on this the 24 day of July, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2014

TAI

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named grantor, ASHRAF MANNAN, with whom I am personally acquainted, (orproven to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Franklin, Tennessee on this the 24 day of June, 2012.

NOTARY PUBLIC

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

MY COMMISSION EXPIRES:_____.

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared MECHEAL FALTAS, with whom I ampersonally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be President of INVESTMENT GROUP OF NASHVILLE, INC., the within named bargainor, and that as such President, executed the foregoing instrument for the purposetherein contained, by signing the name of the corporation as President.

WITNESS my hand and seal of office in Franklin, Tennessee, on this the 24 day of June, 2012.

NOTARY PUBLIC

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

MY COMMISSION EXPIRES:_____.

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared ASHRAF MANNAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be Vice President of INVESTMENT GROUP OF NASHVILLE, INC., the within named bargainor, and that as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as Vice President.

WITNESS my hand and seal of office in Franklin, Tennessee, on this the 24 day of June, 2012.

NOTARY PUBLIC

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

MY COMMISSION EXPIRES:_____.

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared MIRINDA BEBAWY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be Secretary of INVESTMENT GROUP OF NASHVILLE, INC., the within named bargainor, and that as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as Secretary.

WITNESS my hand and seal of office in Franklin, Tennessee, on this the 24 day of July, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.

CHRIS CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015