BILL GARRETT, Davidson County
Trans:T20120060150 DEEDWARRSP
Recvd: 08/13/12 15:30 4 pgs
Fees:23.00 Taxes:462.50
20120813-0072336

This Instrument Prepared By:
N. Courtney Hollins, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this conveyance is $125,000.00.

Affiant

Subscribed and sworn to before me this 8th day of August, 2012.

Notary Public

My Commission Expires: March 4, 2013

COURTNEY HOLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 4, 2013

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Ashraf W. Mannen and **Michael A. Faltas** **202 Clarendon Circle** **Franklin, Tennessee 37069**	**SAME**	**12005020400**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **SOHEIL MANSOUR, an individual,** "Grantor", has bargained and sold and does hereby transfer and convey unto **ASHRAF W. MANNEN, a one-half undivided interest, and MECHEAL A. FALTAS, a one-half undivided interest, as tenants in common**, collectively, the "Grantees", their heirs, representatives, and assigns, that certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A** attached and incorporated by reference, the "Property". This is improved property known as 1216 Murfreesboro Pike, Nashville, Tennessee 37207.

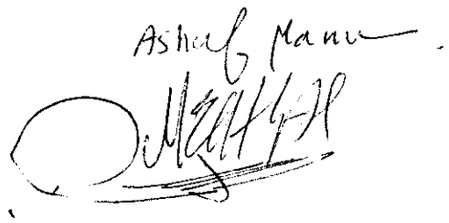
Carol Mansour joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Soheil Mansour.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining, to the Grantees, their heirs, representatives, and assigns, forever.

AND Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2012 and future years, a lien but not yet delinquent, (2) subject to all matters shown on the Plan of record in Plat Book 5190, Page 76, Register's Office for Davidson County, Tennessee, (3) Deed of Declaration Establishing Joint Access and Common Driveway Easement of record in Book 5260, Page 929, said Register's Office, (4) Common Driveway Easement Deed of record in Book 5260, Page 943, said Register's Office, (5) Deed of Declaration Establishing Joint Access and Parking Easement of record in Book 5260, Page 933, said Register's Office, (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3763, Page 426, and Exceptions to Easement of record in Book 5771, Page 670, said Register's Office; (7) Restrictions contained in Deed of record as Instrument Number 2000703-0065933, said Register's Office; and (8) rights and claims of parties under unrecorded leases, contracts or agreements.

AND Grantor does further covenant and bind himself, his heirs, representatives, and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

[SIGNATURE ON FOLLOWING PAGE]



IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of August 8, 2012.

GRANTOR:

Soheil Mansour

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared SOHEIL MANSOUR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of August, 2012.

Notary Public

My Commission Expires: March 4, 2013

COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Carol Mansour

Carol Mansour

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared CAROL MANSOUR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of August, 2012.

Notary Public

My Commission Expires: March 4, 2013

COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the plat of the Resubdivision of Lot No. 2 and reserved Parcel Number Two, Stardust Commercial Park, Section One, of record in Book 5190, page 76, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Kagen, Smith, Murphy & Assoc., Inc. dated June 3, 1980 as follows:

BEGINNING at an iron pin set by others on the northeasterly right-of-way of Murfreesboro Pike, U.S. 41, 70 S at the southeasterly corner of the herein described Lot No. 3 and the southwesterly corner of the herein described Lot No. 3 and the southerwesterly corner of Harding College Property as of record in Deed Book 4468, page 31, Register's Office for Davidson County, Tennessee; said pin also being 185 feet, more or less, northwesterly from the centerline of Jupiter Drive as measured along the northeasterly right-of-way of Murfreesboro Road, thence; with the northeasterly right-of-way of Murfreesboro Road N. 48 deg. 49' W. 85.35 feet to an existing P.K. nail set by others at the common corner of Lots 2 and 3 of the above noted subdivision, thence; with the common line between Lots 2 and 3 N. 45 deg. 41' E. 150.46 feet to an existing iron pin set by others at the common northerly corner of Lots 2 and 3 and being in the southerly line of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, thence; with the line of Stardust Acres and with the northerly line of the herein described Lot S. 48 deg. 49' E. 81.67 feet to an existing iron pin set by others at the common corner of the herein described Lot and Harding College Property; thence with the common line between the herein described Lot and Harding College South 44 deg. 17' W. 150.22 feet to the point of beginning.

Being the same property conveyed to Soheil Mansour, an individual from Taco Bell Corp., a California corporation, also erroneously known as Taco Bell, Inc., a California corporation, by Special Warranty Deed of record at Instrument Number 200007030065933. Register's Office for Davidson County, Tennessee.