BILL GARRETT, Davidson County
Trans:T20120090865 DEEDWARRSP
Recvd: 11/29/12 10:14 5 pgs
Fees:28.00 Taxes:2960.00
20121129-0109537

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kamal Hassan Sameh Hanna 132 Grovedale Trace Antioch, TN 37013	New Owners	13500039600

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TRY PROPERTIES, a Tennessee general partnership (the "Grantor") has bargained and sold, and hereby transfers and conveys, to Kamal Hasan and Sameh Hanna, their heirs and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Without limiting the foregoing, said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2391 Murfreesboro Road, Nashville, TN 37217.

Grantor covenants and binds itself, its heirs, representatives and successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this ~~21st~~ 26th day of November, 2012.

TRY PROPERTIES, a general partnership

By: Try Management, LLC,
its managing general partner

By: Susan R. Bowling
Susan R. Bowling,
President and Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $800,000.00.

Affiant

Sworn to and subscribed before me this 26th day of November, 2012.

Notary Public

My Commission Expires:
03/01/2016

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Susan R. Bowling, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the/a(n) President and Chief Manager of Try Management, LLC, managing general partner of TRY Properties, a general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership as such President and chief Manager.

WITNESS my hand, at office, this 26th day of November, 2012.

Notary Public

My Commission Expires:

03/01/2016



EXHIBIT A
LEGAL DESCRIPTION

The land referred to in this Policy is described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot Two on the Final Plat of Commercial P.U.D. No. 117-85-P Crossgate Village, as of record in Plat Book 9700, page 410, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an existing iron rod at the intersection of the southerly property line of the property of Johnny J. Baskin as of record in Deed Book 5335, Page 898, Register's Office for Davidson County, Tennessee and the westerly right-of-way line of Murfreesboro Road, width varies:

thence with the westerly right-of-way line of Murfreesboro Road South 17 degrees 44 minutes 25 seconds East, 510.28 feet to an iron rod set; said iron rod being the true point of beginning:

thence continuing with the westerly right-of-way line of Murfreesboro Road South 17 degrees 44 minutes 25 seconds East, 55.26 feet to an iron rod set in the westerly right-of-way line of Shumate Lane, 54 feet in width;

thence leaving the westerly right-of-way line of Murfreesboro Road with the westerly right-of-way line of Shumate Lane along a curve to the right, with an arc length of 46.97 feet, the radius of which is 30.00 feet, the central angle of which is 89 degrees 42 minutes 06 seconds, the chord of which is South 27 degrees 06 minutes 38 seconds West, 42.32 feet to an iron rod set;

thence along a curve to the left, with an arc length of 105.51 feet, the radius of which is 90.00 feet, the central angle of which is 67 degrees 10 minutes 12 seconds, the chord of which is South 38 degrees 22 minutes 35 seconds West, 99.57 feet to an iron rod set;

thence South 04 degrees 47 minutes 19 seconds West, 77.54 feet to an iron rod set at a corner common with the property of Crossgate Associates, L.P., as of record in Deed Book 10448, Page 388, Register's Office for Davidson County, Tennessee, also being Lot One on said Final Plat of Commercial P.U.D. No. 117-85-P Crossgate Village;

thence leaving the westerly right-of-way line of Shumate Lane with the easterly property line of Crossgate Associates, L.P., along a curve on the right, with an arc length of 57.28 feet, the radius of which is 36.00 feet, the central angle of which is 93 degrees 45 minutes 51 seconds, the chord of which is South 51 degrees 40 minutes 15 seconds West, 51.10 feet to an iron rod set:

thence North 81 degrees 26 minutes 50 seconds West, 128.24 feet to an iron rod set;

thence North 08 degrees 33 minutes 10 seconds East, 193.57 feet to an iron rod set;

thence North 72 degrees 15 minutes 25 seconds East, 219.27 feet to the point of beginning, containing 42,682 square feet (0.980 acres more or less), as surveyed by R. Scott Cherry, Tennessee Registered Surveyor No. 1512, of Cherry Land Surveying, dated December 22,1998.

Being the same property conveyed to SB Properties, LP, a Tennessee limited partnership by Special Warranty Dee from Blockbuster of Tennessee, LTD of record at Instrument No. 20020726-0089970, said Register's Office . The said SB properties, LP changed its name to Try Properties, LP on April 7, 2003, as evidenced by Certificate of Amendment of S. B. Properties, L. P. filed for record as Instrument No. 20030409-0047518. On December 1, 2008, Try Properties, LP converted to Try Properties, a Tennessee general partnership as evidence by Certificate of Cancellation of Limited Partnership of Try Properties, L.P., filed for record with the State of Tennessee December, 29, 2008.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2013 and subsequent years, a lien but not yet due and payable.
2. Subject to all matters shown in the plat of record in Plat Book 9700, page 410, Crossgate Village, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.
3. Subject to clearance permit regarding the right to trim and cut trees around telephone and telegragh lines conveyed by A. B. Wright, Mrs. J. A. Wright and Mrs. Lillie L. Wright to Southern Bell Telephone and Telegraph Company, dated February 28, 1940, of record in Book 1117, page 400, Register's Office of Davidson, County, Tennessee.
4. Subject to Right of Way for a public highway conveyed by Right of Way Deed from A. B. Wright and Lillie L. Wright to the State of Tennessee, for the use and benefit of the Department of Highways and Public Works dated November 18, 1958, of record in Book 2905, page 409, aforesaid Register's Office.
5. Subject to Easements and Rights retained in ordinance abandoning a portion of Shumate Lane in Metro Council Bill No. 086-1289.
6. Subject to Plan of record in Book 9700, page 410, said Register's Office.
7. Subject to Conveyance of Sewer mains in Book 11444, page 180, said Register's Office.
8. Subject to Declaration of Easements, Covenants and Restrictions in Book 11444, page 947, said Register's Office.
9. Subject to Amendment to Declaration of Easements, Covenants and Restrictions in Book 11628, Page 77, said Register's Office.