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

24741-1
Box 14

ADDRESS NEW OWNER AS FOLLOWS:

Kenneth Douglas Petty
Ted Lawrence Petty
Bradley Ted Petty
Brian Douglas Petty
600 51st Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

Map 091-11
Parcel 268.00

BILL GARRETT, Davidson County
Trans:T20130031707 DEEDWARR
Recvd: 04/18/13 08:29 3 pgs
Fees:18.00 Taxes:573.50
20130418-0038433

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, MANIJEH MOHAMMAD KHAH, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNETH DOUGLAS PETTY, TED LAWRENCE PETTY, BRADLEY TED PETTY, AND BRIAN DOUGLAS PETTY, as tenants in common, hereinafter collectively called the Grantees, their heirs and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the East 20 feet of Lot No. 903 and all of Lot 901, Block 120, on the Map of Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75 of the Register's Office for said County. Said lot and part of said lot adjoin and front together 55 feet on the northerly side of Delaware Avenue and run back between parallel lines along the West margin of 50th Avenue North, formerly 9th Street, 150 feet to an alley.

And the additional East 25 feet on the easterly side of said lot running back between parallel lines 150 feet, being the former westerly part of 50th Avenue North, now closed, pursuant to Metropolitan Council of Nashville and Davidson County, Tennessee.

Being part of the same property conveyed to Manijeh Mohammad Khah by Deed from Roy S. Jones and Cason A. Dickinson of record in Book 9041, Page 631, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 5000 Delaware Avenue, Davidson County, Tennessee, 37209.

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/or assigns, forever; and Grantor covenants with the said Grantees 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 "A"; 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 as of the 15th day of April, 2013.

Manijeh Mohammad Khah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Manijeh Mohammad Khah, with whom I am personally acquainted (or proved to me upon 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 Nashville, Tennessee, this 15th day of April, 2013.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me this
15th day of April, 2013.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. Map/Parcel No. 09111026800. Taxes for 2013 have been prorated between the parties and are hereby expressly assumed by the Grantee.

2. Subject to the Plan of record in Book 57, Pages 74 & 75, Register's Office for Davidson County, Tennessee.

3. Subject to easements retained in the Metropolitan Ordinance No. 72-335.