Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Samir Badi Aramanuous and wife, Heba Rezk 5161 Rice Road, Apt. 334 Antioch, TN 37103	**096-05-0-089.00**	**Samir Badi Aramanuous c/o First Star Market 150 Donelson Pike Nashville, TN 37214**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JIMMY LEE and wife, TING S. LEE** (collectively the "Grantor"), have bargained and sold, and by these presents do transfer and convey to **SAMIR BADI ARAMANUOUS and wife, HEBA REZK** (collectively the "Grantees"), Grantees' heirs and assigns, all of Grantors' right, title, and interest in and to the certain property located in Davidson County, Tennessee being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference, together with all buildings, structures, and fixtures thereon (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00

Carol A Wilson
Affiant

Subscribed and sworn to before me this 6th day of November, 2013.

Marilyn M. Brown
Notary Public

My Commission Expires: 12/6/2016

MARILYN BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

BILL GARRETT, Davidson County
Trans:T20130094901 DEEDWARR
Recvd: 11/06/13 12:03 4 pgs
Fees:23.00 Taxes:2312.50
20131106-0115196

7/3246749.1

This conveyance of the Property is made subject to:

1. Real Estate Taxes for the current year prorated and paid at closing. Subsequent years assumed by the Grantee.

2. Rights and claims of any tenants in possession.

3. Any and all matters appearing on a survey of Cummings Associates Land Surveyors by William A. Cummings, licensed surveyor dated 12/24/07, Job No. 87-135(S).

This is improved property known as **150 Donelson Pike, Nashville, Tennessee 37214.**

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed in the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 5th day of November, 2013.

Jimmy Lee

Jimmy Lee

Ting S. Lee

Ting S. Lee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, Notary Public, **Jimmy Lee and Ting S. Lee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of November, 2013.

Carol A Wilson
NOTARY PUBLIC

My Commission Expires: 6-21-16

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

EXHIBIT A

(Legal Description)

Land in the 3rd Civil District of Davidson County, Tennessee being Parcel 89 on Property Map 96-5 and, according to a survey by Cummings Associates Land Surveyors, performed on December 24, 1987, more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Donelson Pike being the southeast corner of property acquired by S. M. Bradley, et ux, in Book 1909, page 397, Register's Office for Davidson County, Tennessee;

Thence, South 0 degrees 25 minutes 28 seconds East with the westerly margin on Donelson Pike 149.70 feet to an iron pin;

Thence, North 87 degrees 13 minutes 46 seconds West 139.11 feet to an iron pin;

Thence, North 2 degrees 30 minutes 0 seconds East 149.97 feet to an iron pin;

Thence, South 87 degrees 0 minutes 46 seconds East with Bradley's southerly line, 131.48 feet to the point of beginning, containing 0.465 acres, more or less.

Being the same property conveyed to Jimmy Lee and wife, Ting S. Lee by deed from Shen Chuan Lin of record as Instrument No. 20071101-0129180, Register's Office for Davidson County, Tennessee.