QUITCLAIM DEED

The actual consideration or value for this transfer is $ 40000.00.

SAM
AFFIANT

STATE OF TENNESSEE }
COUNTY OF _____ }

SWORN TO AND SUBSCRIBED before me this 26th day of ~~AUGUST, 2013~~ March 2014

NOTARY PUBLIC
My Commission Expires: 3-8-2016

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140020958 DEEDQC
Recvd: 03/28/14 13:19 3 pgs
Fees:18.00 Taxes:148.00
20140328-0025817

This space for Register of Deeds

This Instrument Prepared by: Johnny Ellis, Attorney at Law, 3844 Old Hickory Blvd; Old Hickory, TN. 37138; 615.847.2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
SPHINX PROPERTIES, INC. 5079 Preserve Blvd. Antioch, Tennessee 37013	New Owner	08 112 0 / 054.00

FOR AND IN CONSIDERATION of the assumption of Deeds of Trust at Instrument #20060105-0001550 & #20090120-0004634, *and the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by SPHINX PROPERTIES, INC. a Tennessee Corporation, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **BOTROS E. MINA**, a married man, the GRANTOR herein, have bargained and sold, and by these presents do transfer QuitClaim and convey unto:

SPHINX PROPERTIES, INC., a Tennessee Corporation, the GRANTEE herein, its successors and assigns in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

See Exhibit "A" Attached here to and made a part hereof.

The above description is the same as in the previous deed of record.

The herein described property is subject to the following:
2013 Property taxes are to be assumed by the GRANTEE.
Deeds of Trust at Instrument #20060105-0001550 & #20090120-0004634

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved commercial property known as: 1705 Jenkins Street, Nashville, TN 37208.

I, BOTROS E. MINA, First being duly sworn according to law makes oath and says, that the property conveyed herein is not my principal residence nor the residence of my spouse or any dependant and this conveyance is not made to defeat the rights of any third party.

Sworn to and Witness my hand this 9 day of AUGUST, 2013.

BOTROS E. MINA

BOTROS E. MINA

STATE OF TENNESSEE }
COUNTY OF Rutherford }

Personally appeared before me, DEREK QUARLES, a Notary Public in and for said County and State, the within named BOTROS E. MINA the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal and sworn to before me at NASHVILLE, Tennessee this 9 day of AUGUST, 2013.

NOTARY PUBLIC

My Commission Expires: 9-22-13

DEREK QUARLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

****

WARRANTY DEED

From: BOTROS E. MINA
a married man

To: SPHINX PROPERTIES, INC.
A Tennessee Corporation

Property:

1705 Jenkins Street
Nashville, TN. 37208

(Also identified as
1704 Delta Ave.
Nashville, TN.)

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
615-847-2000

EXHIBIT "A"

TRACT NO. 1: A certain tract or parcel of land in Davidson County, Tennessee, being parts of Lots Nos. 26, 27, 28 and 29 in W. S. Settle's Subdivision of Lots Nos. 249 and 277 in the North Nashville Real Estate Company's plan of Lots, as of record in Book 57, page 71, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Hamburg Street, at a point 109 feet, 9 inches, northerly from the northerly margin of Garfield, formerly Foster Street; running thence northerly with the easterly margin of Hamburg Street, 70 feet to McLeans Southwest corner; thence easterly with McLeans south line, 113 feet, more or less, to the westerly margin of Jenkins Street; thence southerly with the westerly margin of said street, 70 feet; thence westerly 89 feet, more or less, to the beginning.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 30 and parts of Lots Nos. 29 and 28 in W. S. Settle's Subdivision of Lots Nos. 249 and 277 in the North Nashville Real Estate Company's plan of lots, a plan of which subdivision is of record in Book No. 57, page 71, of the Register's Office of Davidson County, Tennessee. Said Lot No. 30 and parts of Lots Nos. 29 and 28 are described as follows:

Beginning at the northeast corner of Garfield and Hamburg Streets, being the southwest corner of said Lot No. 30, running thence with the easterly margin of Hamburg Street northerly 109.9 feet to a point, 1 foot south of the northerly margin of said Lot No. 29; thence easterly 89 feet, more or less, to a point in the westerly margin of Jenkins Street, said point being 18.4 feet south of Lot No. 27 on said plan; thence along the westerly margin of Jenkins Street southerly 133.3 feet to the northerly margin of Garfield Street; thence with the northerly margin of said Garfield Street westerly 47.3 feet to the beginning.

INCLUDED, BUT EXCLUDED FROM THE PROPERTY ABOVE DESCRIBED, is that certain parcel of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Mrs. Ora Smith, of record in Book 4268, page 263, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to Botros E. Mina by Deed from Sami N. Lewis dated October 30, 2007 and of record as instrument #20071130-0138786 Register's Office for Davidson County, Tennessee.