BILL GARRETT, Davidson County
Trans:T20140085133 DEEDWARR
Recvd: 11/12/14 09:33 13 pgs
Fees:68.00 Taxes:999.00
20141112-0103980

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 270,000.00

Affiant

Subscribed and sworn to before me, this 21st day of October, 2014.

Notary Public

My commission expires: 7.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AL SALAM MOSQUE	NEW OWNER	10616006000
1038 MURFRESBORO PIKE	SAME	
NASHVILLE, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro, and (Trustee of) Lent 2002 Family Trust u/d/t, each a 25% interest and in David E. Cypress, Marvin C. Cypress and Laurence L. Cypress, each 33 1/3 of a 50% interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AL SALAM MOSQUE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 7, H.W. WILLIAMS LAND, as shown on plat of record in Plat Book 547, Page 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jerome B. Guttman & Jerome B. Guttman Revocable Trust to Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro of Ouray County, Colorado and the Lent 2002 Family Trust U/D/T of Marin County, California as recorded on the 24th day of January, 2008 in Instrument No. 20080124-0007701; Quitclaim Deed from Mandell L. Cypress to David E. Cypress, Marvin C. Cypress and Laurence L. Cypress as recorded on the 10th day of January, 2003 in Instrument No. 20030110-0004709 and Installment Deed from Gladys Witherspoon Olson and Third National Bank in Nashville, Co-Trustees under the Will of A. G. Olson, deceased and Maria Ely Porter, Frances P. Davis and Betty P. Gaia to Mandell L. Cypress and J. B. Guttman as recorded on the 26th day of January, 1972 in Deed Book 4572, Page 109, in the Register's Office of Davidson County, Tennessee. LAURENCE L. CYPRESS IS ONE AND THE SAME AS LAWRENCE L. CYPRESS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENT SHALL CONSIST OF A PERPETUAL SERVITUDE OF USE THAT RUNS WITH THE LAND AND SHALL INCLUDE THE CONSTRUCTION REPAIR AND RELOCATION OF AN OUTDOOR ADVERTISING STRUCTURE ("SIGN"), INCLUDING NECESSARY STRUCTURES, ADVERTISING DEVICES, UTILITY SERVIER, POWER POLES, COMMUNICATIONS DEVICES AND CONNECTIONS, WITH THE RIGHT OF ACCESS TO AND EGRESS FROM THE SIGN AND THE RIGHT TO SURVEY, POST, ILLUMINATE AND MAINTAIN ADVERTISEMENTS ON THE SIGN, AND TO MODIFY THE SIGN TO HAVE AS MANY ADVERTISING FACES.

INCLUDING CHANGEABLE COPY FACES OR ELECTRONIC FACES, AS ALLOWED BY LOCAL AND STATE LAW, AND TO MAINTAIN TELECOMMUNICATIONS DEVICES OR OTHER ACTIVITIES NECESSARY OR USEFUL AND THE RIGHT TO SERVICE, MAINTAIN, IMPROVE OR REPLACE ANY OUTDOOR ADVERTISING STRUCTURE ON THE PROPERTY DESCRIBED. THIS RIGHT SHALL INCLUDE BUT NOT BE LIMITED TO A RIGHT OF INGRESS AND EGRESS, A RIGHT TO INSTALL, REPAIR, REPLACE AND MAINTAIN UNDERGROUND AND/OR ABOVE GROUND ELECTRICAL SERVICE A RIGHT TO MAINTAIN AND SERVICE ANY TELECOMMUNICATION DEVICES AS IT PERTAINS TO THE ADVERTISING STRUCTURE ONLY AND A RIGHT OF VIEW PROHIBITING VEGETATION OR IMPROVEMENTS ON THE PROPERTY DESCRIBED HEREIN THAT WOULD OBSTRUCT THE VIEW OF ADVERTISING STRUCTURE FROM THE ADJOINING HIGHWAY. GRANTOR AGREES NOT TO ERECT OR ALLOW ANY OTHE OFF-PREMISE ADVERTISING STANDING WITHIN TWO THOUSAND (2000) FEET ALLOWS ANY OTHER OBSTRUCTION OF HIGHWAY VIEW OR ANY VEGETATION THAT MAY OBSTRUCT THE HIGHWAY VIEW. GRANTOR AGREES THAT THE GRANTEE MAY TRIM ANY OR ALL TREES AND VEGETATION IN, ON OR ABOUT THE EASEMENT AS OFTEN AS GRANTEE DEEMS NECESSARY TO PREVENT OBSTRUCTION OR TO IMPROVE THE APPEARANCE OF THE STRUCTURE. GRANTEE, ITS SUCCESSORS AND ASSIGNS HEREBY SPECIFICALLY HOLD GRANTOR, ITS SUCCESSORS AND ASSIGNS, FREE AND HARMLESS FROM DAMAGES OR INJURIES TO ANY PERSON OR PROPERTYCAUSED BY GRANTEE'S CONSTITUTION OR MAINTENANCE ACTIVITIES ON THE PROPERTY DESCRIBED, AND ALL STRUCTURES, EQUIPTMENT AND MATERIALS PLACED UPON THE PREMISES BY GRANTEE. GRANTEE SHALL HAVE THE RIGHT TO MAKE ANY NECESSARY APPLICATIONS WITH, AND OBTAIN PERMITS FROM GOVERNMENTAL BODIES FOR THE CONSTRUCTION AND MAINTENANCE. ALL SUCH PERMITS AND NONCONFORMING RIGHTS PERTAINING TO THE PERMISES SHALL BE THE PROPERTY OF GRANTEE. GRANTOR REPRESENTS THAT IT IS THE OWNER OF THE PREMISES AND HAS THE RIGHT TO MAKE THE AGREEMENT AND TO GRANT THE GRANTEE FREE ACCESS TO THE PREMISES TO PERFORM ALL ACTS NECESSARY. IN THE EVENT OF CONDEMNATION OF THE SUBJECT PREMISES OR ANY PART THEREOF BY PROPER AUTHORITIES OR RELOCATION OF THE HIGHWAY, THE GRANTOR GRANTS TO THE GRANTEE THE RIGHT TO RELOCATE ITS SIGN ON GRANTOR'S REMAINING PROPERTY ADJOINING THE CONDEMNED PROPERTY OR THE RELOCATED HIGHWAY. ANY CONDEMNATION AWARD FIR GRANTEE'S PROPERTY EASEMENT SHALL ACCRUE TO GRANTEE. GRANTOR WARRANTS THAT IT IS THE SOLE RECORD OWNER OF THE PROPERTY OVER WHICH THIS EASEMENT IS CREATED THAT THE PROPERTY IS NOT SUBJECT TO ANY MORTGAGES OR LIENS, THAT SUCH PROPERTY IS NOT EMCUMBERED BY ANY RESTRICTIONS, EASEMENTS, COVENANTS, LEASES OR OTHER RIGHTS THAT ARE IN ANY WAY CONFLICTING WITH OR INCONSISTANT WITH THE CONVEYANCE HEREIN MADE THAT GRANTOR HAS THE RIGHT AND AUTHORITY TO EXECUTE THIS EASEMENT AND TO GRANT, SELL AND CONVEY THE RIGHTS AND TITLE THERE FORTH HEREIN TO GRANTEE.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1038 MURFRESBORO PIKE, NASHVILLE, TN 37212.

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 assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of October, 2014.

Jerome B Guttman

IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO
BY: JEROME B. GUTTMAN
ITS: TRUSTEE

Albee P. Guttman

IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO
BY: ALBEE P. GUTTMAN
ITS: TRUSTEE

LENT 2002 FAMILY TRUST U/D/T
BY: LYNN G. LENT
ITS: TRUSTEE

DAVID E. CYPRESS

MARVIN C. CYPRESS
BY: DAVID E. CYPRESS
ATTORNEY IN FACT

LAURENCE L. CYPRESS
BY: DAVID E. CYPRESS
ATTORNEY IN FACT

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared JEROME B. GUTTMAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that He is TRUSTEE of IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO and that he is authorized by IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of October, 2014.

Phoebe Chapman
Notary Public

My Commission Expires:_____

PHOEBE CHAPMAN
Commission # FF 8057
My Commission Expires
April 14, 2017

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared ALBEE P. GUTTMAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that She is TRUSTEE of IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO and that he is authorized by IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of October, 2014.

Phoebe Chapman
Notary Public

My Commission Expires:_____

PHOEBE CHAPMAN
Commission # FF 8057
My Commission Expires
April 14, 2017

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared LYNN G. LENT, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that She is TRUSTEE of LENT 2002 FAMILY TRUST U/D/T and that She is authorized by LENT 2002 FAMILY TRUST U/D/T to execute this instrument on its behalf.

Witness my hand, at office, this ____ day of October, 2014.

_____
Notary Public

My Commission Expires:_____

INCLUDING CHANGEABLE COPY FACES OR ELECTRONIC FACES, AS ALLOWED BY LOCAL AND STATE LAW, AND TO MAINTAIN TELECOMMUNICATIONS DEVICES OR OTHER ACTIVITIES NECESSARY OR USEFUL AND THE RIGHT TO SERVICE, MAINTAIN, IMPROVE OR REPLACE ANY OUTDOOR ADVERTISING STRUCTURE ON THE PROPERTY DESCRIBED. THIS RIGHT SHALL INCLUDE BUT NOT BE LIMITED TO A RIGHT OF INGRESS AND EGRESS, A RIGHT TO INSTALL, REPAIR, REPLACE AND MAINTAIN UNDERGROUND AND/OR ABOVE GROUND ELECTRICAL SERVICE A RIGHT TO MAINTAIN AND SERVICE ANY TELECOMMUNICATION DEVICES AS IT PERTAINS TO THE ADVERTISING STRUCTURE ONLY AND A RIGHT OF VIEW PROHIBITING VEGETATION OR IMPROVEMENTS ON THE PROPERTY DESCRIBED HEREIN THAT WOULD OBSTRUCT THE VIEW OF ADVERTISING STRUCTURE FROM THE ADJOINING HIGHWAY. GRANTOR AGREES NOT TO ERECT OR ALLOW ANY OTHE OFF-PREMISE ADVERTISING STANDING WITHIN TWO THOUSAND (2000) FEET ALLOWS ANY OTHER OBSTRUCTION OF HIGHWAY VIEW OR ANY VEGETATION THAT MAY OBSTRUCT THE HIGHWAY VIEW. GRANTOR AGREES THAT THE GRANTEE MAY TRIM ANY OR ALL TREES AND VEGETATION IN, ON OR ABOUT THE EASEMENT AS OFTEN AS GRANTEE DEEMS NECESSARY TO PREVENT OBSTRUCTION OR TO IMPROVE THE APPEARANCE OF THE STRUCTURE. GRANTEE, ITS SUCCESSORS AND ASSIGNS HEREBY SPECIFICALLY HOLD GRANTOR, ITS SUCCESSORS AND ASSIGNS, FREE AND HARMLESS FROM DAMAGES OR INJURIES TO ANY PERSON OR PROPERTYCAUSED BY GRANTEE'S CONSTITUTION OR MAINTENANCE ACTIVITIES ON THE PROPERTY DESCRIBED, AND ALL STRUCTURES, EQUIPTMENT AND MATERIALS PLACED UPON THE PREMISES BY GRANTEE. GRANTEE SHALL HAVE THE RIGHT TO MAKE ANY NECESSARY APPLICATIONS WITH, AND OBTAIN PERMITS FROM GOVERNMENTAL BODIES FOR THE CONSTRUCTION AND MAINTENANCE. ALL SUCH PERMITS AND NONCONFORMING RIGHTS PERTAINING TO THE PERMISES SHALL BE THE PROPERTY OF GRANTEE. GRANTOR REPRESENTS THAT IT IS THE OWNER OF THE PREMISES AND HAS THE RIGHT TO MAKE THE AGREEMENT AND TO GRANT THE GRANTEE FREE ACCESS TO THE PREMISES TO PERFORM ALL ACTS NECESSARY. IN THE EVENT OF CONDEMNATION OF THE SUBJECT PREMISES OR ANY PART THEREOF BY PROPER AUTHORITIES OR RELOCATION OF THE HIGHWAY, THE GRANTOR GRANTS TO THE GRANTEE THE RIGHT TO RELOCATE ITS SIGN ON GRANTOR'S REMAINING PROPERTY ADJOINING THE CONDEMNED PROPERTY OR THE RELOCATED HIGHWAY. ANY CONDEMNATION AWARD FIR GRANTEE'S PROPERTY EASEMENT SHALL ACCRUE TO GRANTEE. GRANTOR WARRANTS THAT IT IS THE SOLE RECORD OWNER OF THE PROPERTY OVER WHICH THIS EASEMENT IS CREATED THAT THE PROPERTY IS NOT SUBJECT TO ANY MORTGAGES OR LIENS, THAT SUCH PROPERTY IS NOT EMCUMBERED BY ANY RESTRICTIONS, EASEMENTS, COVENANTS, LEASES OR OTHER RIGHTS THAT ARE IN ANY WAY CONFLICTING WITH OR INCONSISTANT WITH THE CONVEYANCE HEREIN MADE THAT GRANTOR HAS THE RIGHT AND AUTHORITY TO EXECUTE THIS EASEMENT AND TO GRANT, SELL AND CONVEY THE RIGHTS AND TITLE THERE FORTH HEREIN TO GRANTEE.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1038 MURFRESBORO PIKE, NASHVILLE, TN 37212.

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 assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of October, 2014.

IRREVOCABLE 2007 TRUST FOR THE
BENEFIT OF JOAN G. SHAPIRO
BY: JEROME B. GUTTMAN
ITS: TRUSTEE

IRREVOCABLE 2007 TRUST FOR THE
BENEFIT OF JOAN G. SHAPIRO
BY: ALBEE P. GUTTMAN
ITS: TRUSTEE

LENT 2002 FAMILY TRUST U/D/T
BY: LYNN G. LENT
ITS: TRUSTEE

DAVID E. CYPRESS

MARVIN C. CYPRESS
BY: DAVID E. CYPRESS
ATTORNEY IN FACT

LAURENCE L. CYPRESS
BY: DAVID E. CYPRESS
ATTORNEY IN FACT

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared JEROME B. GUTTMAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that He is TRUSTEE of IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO and that he is authorized by IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO to execute this instrument on its behalf.

Witness my hand, at office, this ____ day of October, 2014.

Notary Public

My Commission Expires:_____

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared ALBEE P. GUTTMAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that She is TRUSTEE of IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO and that he is authorized by IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO to execute this instrument on its behalf.

Witness my hand, at office, this ____ day of October, 2014.

Notary Public

My Commission Expires:_____

STATE OF California
COUNTY OF marin

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared LYNN G. LENT, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that She is TRUSTEE of LENT 2002 FAMILY TRUST U/D/T and that She is authorized by LENT 2002 FAMILY TRUST U/D/T to execute this instrument on its behalf.

Witness my hand, at office, this 17 day of October, 2014.

Notary Public

My Commission Expires: 12-24-17

NANCY L. SCHROCK
COMM. # 2050269
NOTARY PUBLIC - CALIFORNIA
MARIN COUNTY
MY COMM. EXP. DEC. 24, 2017

LAW, AND TO MAINTAIN TELECOMMUNICATIONS DEVICES OR OTHER ACTIVITIES NECESSARY OR USEFUL AND THE RIGHT TO SERVICE, MAINTAIN, IMPROVE OR REPLACE ANY OUTDOOR ADVERTISING STRUCTURE ON THE PROPERTY DESCRIBED. THIS RIGHT SHALL INCLUDE BUT NOT BE LIMITED TO A RIGHT OF INGRESS AND EGRESS, A RIGHT TO INSTALL, REPAIR, REPLACE AND MAINTAIN UNDERGROUND AND/OR ABOVE GROUND ELECTRICAL SERVICE A RIGHT TO MAINTAIN AND SERVICE ANY TELECOMMUNICATION DEVICES AS IT PERTAINS TO THE ADVERTISING STRUCTURE ONLY AND A RIGHT OF VIEW PROHIBITING VEGETATION OR IMPROVEMENTS ON THE PROPERTY DESCRIBED HEREIN THAT WOULD OBSTRUCT THE VIEW OF ADVERTISING STRUCTURE FROM THE ADJOINING HIGHWAY. GRANTOR AGREES NOT TO ERECT OR ALLOW ANY OTHE OFF-PREMISE ADVERTISING STANDING WITHIN TWO THOUSAND (2000) FEET ALLOWS ANY OTHER OBSTRUCTION OF HIGHWAY VIEW OR ANY VEGETATION THAT MAY OBSTRUCT THE HIGHWAY VIEW. GRANTOR AGREES THAT THE GRANTEE MAY TRIM ANY OR ALL TREES AND VEGETATION IN, ON OR ABOUT THE EASEMENT AS OFTEN AS GRANTEE DEEMS NECESSARY TO PREVENT OBSTRUCTION OR TO IMPROVE THE APPEARANCE OF THE STRUCTURE. GRANTEE, ITS SUCCESSORS AND ASSIGNS HEREBY SPECIFICALLY HOLD GRANTOR, ITS SUCCESSORS AND ASSIGNS, FREE AND HARMLESS FROM DAMAGES OR INJURIES TO ANY PERSON OR PROPERTYCAUSED BY GRANTEE'S CONSTITUTION OR MAINTENANCE ACTIVITIES ON THE PROPERTY DESCRIBED, AND ALL STRUCTURES, EQUIPTMENT AND MATERIALS PLACED UPON THE PREMISES BY GRANTEE. GRANTEE SHALL HAVE THE RIGHT TO MAKE ANY NECESSARY APPLICATIONS WITH, AND OBTAIN PERMITS FROM GOVERNMENTAL BODIES FOR THE CONSTRUCTION AND MAINTENANCE. ALL SUCH PERMITS AND NONCONFORMING RIGHTS PERTAINING TO THE PERMISES SHALL BE THE PROPERTY OF GRANTEE. GRANTOR REPRESENTS THAT IT IS THE OWNER OF THE PREMISES AND HAS THE RIGHT TO MAKE THE AGREEMENT AND TO GRANT THE GRANTEE FREE ACCESS TO THE PREMISES TO PERFORM ALL ACTS NECESSARY. IN THE EVENT OF CONDEMNATION OF THE SUBJECT PREMISES OR ANY PART THEREOF BY PROPER AUTHORITIES OR RELOCATION OF THE HIGHWAY, THE GRANTOR GRANTS TO THE GRANTEE THE RIGHT TO RELOCATE ITS SIGN ON GRANTOR'S REMAINING PROPERTY ADJOINING THE CONDEMNED PROPERTY OR THE RELOCATED HIGHWAY. ANY CONDEMNATION AWARD FIR GRANTEE'S PROPERTY EASEMENT SHALL ACCRUE TO GRANTEE. GRANTOR WARRANTS THAT IT IS THE SOLE RECORD OWNER OF THE PROPERTY OVER WHICH THIS EASEMENT IS CREATED THAT THE PROPERTY IS NOT SUBJECT TO ANY MORTGAGES OR LIENS, THAT SUCH PROPERTY IS NOT EMCUMBERED BY ANY RESTRICTIONS, EASEMENTS, COVENANTS, LEASES OR OTHER RIGHTS THAT ARE IN ANY WAY CONFLICTING WITH OR INCONSISTANT WITH THE CONVEYANCE HEREIN MADE THAT GRANTOR HAS THE RIGHT AND AUTHORITY TO EXECUTE THIS EASEMENT AND TO GRANT, SELL AND CONVEY THE RIGHTS AND TITLE THERE FORTH HEREIN TO GRANTEE.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1038 MURFRESBORO PIKE, NASHVILLE, TN 37212.

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 assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of OCTOBER, 2014.

IRREVOCABLE 2007 TRUST FOR THE
BENEFIT OF JOAN G. SHAPIRO
BY: JEROME B. GUTTMAN
ITS: TRUSTEE

IRREVOCABLE 2007 TRUST FOR THE
BENEFIT OF JOAN G. SHAPIRO
BY: ALBIE P. GUTTMAN
ITS: TRUSTEE

LENT 2002 FAMILY TRUST U/D/T
BY: LYNN G. LENT
ITS: TRUSTEE

DAVID E. CYPRESS

Marvin C. Cypress
By David E. Cypress, Attorney in Fact

MARVIN C. CYPRESS
BY: DAVID E. CYPRESS
ATTORNEY IN FACT

Lawrence L. Cypress
By David E. Cypress, Attorney in Fact

LAWRENCE L. CYPRESS
BY: DAVID E. CYPRESS
ATTORNEY IN FACT

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **JEROME B. GUTTMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that He is **TRUSTEE** of **IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO** and that he is authorized by **IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO** to execute this instrument on its behalf.

Witness my hand, at office, this 21 day of October, 2014.

Notary Public

My Commission Expires:_____

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ALBIE P. GUTTMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that He is **TRUSTEE** of **IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO** and that he is authorized by **IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO** to execute this instrument on its behalf.

Witness my hand, at office, this 21 day of October, 2014.

Notary Public

My Commission Expires:_____

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **LYNN G. LENT**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that She is **TRUSTEE** of **LENT 2002 FAMILY TRUST U/D/T** and that She is authorized by **LENT 2002 FAMILY TRUST U/D/T** to execute this instrument on its behalf.

Witness my hand, at office, this 21 day of October, 2014.

Notary Public

My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson

On this 21 day of October, 2014 before me personally appeared **DAVID E. CYPRESS** , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 21 day of October, 2014.

Elizabeth Maison
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2·11·16

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **DAVID E. CYPRESS** to me known to be the person who executed the foregoing instrument in behalf of **MARVIN C. CYPRESS** as his Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **MARVIN C. CYPRESS**

Witness my hand, at office, this 21 day of October, 2014.

Elizabeth Maison
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2·11·16

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **DAVID E. CYPRESS** to me known to be the person who executed the foregoing instrument in behalf of **LAWRENCE L . CYPRESS** as his Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **LAWRENCE L. . CYPRESS**

Witness my hand, at office, this 21 day of October, 2014.

Elizabeth Maison
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2·11·16

CONTRACT OF SALE

THIS CONTRACT OF SALE is hereby made and entered into by and between **Cypress Guttman Company**, (hereinafter referred to as "Seller"), and **Al Salam Mosque** (herein called "Buyer").

WITNESSETH:

For and in consideration of the sum of Five Thousand ($5,000.00) Dollars, as earnest money to be paid to Seller in part payment of the purchase price to, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller, a parcel of real property as described below, together with all improvements and fixtures thereon and all easements, covenants, licenses, and other rights appurtenant to said real property, except as noted below, said real property being:

A property located at 1038 Murfreesboro Road, Nashville/Davidson County, Tennessee 37217. Together with all improvements and easements that would be shown by an accurate survey. The subject property is also known on the Davidson County assessment maps as parcel # 106-16-060.00.

A complete legal description of said real property satisfactory to Purchaser shall follow at closing.

THIS SALE SHALL BE MADE UPON THE FOLLOWING TERMS AND CONDITIONS:

1. Purchase Price. The purchase price for the Property shall be the sum of Two Hundred and Seventy Thousand Dollars ($270,000), which sum shall be payable as follows:

(a) $200,000 to be paid by Buyer in cash at closing.

(b) The Seller shall receive a $70,000 first mortgage to be paid in full in one payment within 90 days of closing.

(c) The Buyer will not pay rent during this 90 day period.

(d) This contract shall be contingent upon an inspection of the property, satisfactory to the Buyer. This inspection period to be within five (5) days of acceptance of the contract for sale.

(e) Closing to be on or before September 22, 2014.

2. Conveyance of Property; Title Insurance. Upon payment of the purchase price as outlined above, Seller shall convey good and marketable fee simple title to Buyer or Buyer's assigns by general warranty deed subject to the lien for real estate taxes for the year in which closing occurs, which shall be prorated and assumed by Buyer. The Seller agrees to make application for title insurance on the above property and if, the title is found insurable, the Buyer hereby agrees to accept a Title Policy in its usual form and to comply with this contract. It is agreed that such report, shall be conclusive evidence of good title subject to the exceptions stated therein, otherwise the earnest money is to be refunded. Buyer to receive benefit of simultaneous issue of Title Policy.

3. Closing of Sale. Closing of sale shall take place at the time and place agreed upon between the parties. At closing, all documents necessary for conveyance of the Property shall be executed and delivered, all adjustments shall be made, and the balance of the purchase price shall be paid as provided above. Seller at closing shall execute and deliver all instruments reasonably deemed necessary by Buyer to accomplish this transaction. Each party shall pay their own respective closing costs, and Buyer shall pay all costs of recording the deed and associated taxes.

4. Possession. Possession shall pass with delivery of deed. Conveyance to be subject to existing Building Restrictions and/or Zoning Ordinances, as of record. Seller to bear the risk of hazard loss to date of deed

5. Seller's Warranties. Seller warrants:

(a) that it is the true and lawful owner of the Property and it has good right to convey it to Buyer free and clear of any encumbrances, except those that may be shown on the Survey of the Property and

permitted encumbrances as described above, and; Otherwise, the property is conveyed as-is and with no other representations either written or oral

6. Default. Should Buyer default in the performance of this Contract, Seller's sole remedy shall be to retain Buyer's earnest money deposit. Should Seller default, Buyer shall have as its sole remedy the right to pursue Specific Performance.

7. Miscellaneous. This Contract is binding upon the heirs, successors, and assigns of the respective parties, and constitutes the entire agreement between the parties. No change, modification or amendment to this contract shall be valid unless in writing and signed by each party.

8. The Seller specifically retains ownership of the billboard which is on the western side of the property which abuts 1040 Murfreesboro Road. The Seller and Buyer will execute a Perpetual Easement Agreement, which will provide Sellers with sufficient access to maintain and service said billboard. This easement agreement shall state the following terms and conditions:

Easement shall consist of a perpetual servitude of use that runs with the land and shall include the construction, repair and relocation of an outdoor advertising structure ("sign"), including necessary structures, advertising devices, utility service, power poles, communications devices and connections, with the right of access to and egress from the sign and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful and the right to service, maintain, improve or replace any outdoor advertising structure on the property described. This right shall include but not be limited to a right of ingress and egress, a right to install, repair, replace and maintain underground and/or above ground electrical service, a right to maintain and service any telecommunication devices as it pertains to the advertising structure only and a right of view, prohibiting vegetation or improvements on the property described herein that would obstruct the view of advertising structure from the adjoining highway. Grantor agrees not to erect or allow any other off-premise advertising structure(s) within two thousand (2000) feet allow; any other obstruction of highway view or any vegetation that may obstruct the highway view. Grantor agrees that Grantee may trim any or all trees and vegetation in, on or about the Easement as often as Grantee deems necessary to prevent obstruction or to improve the appearance of the structure. Grantee, its successors and assigns hereby specifically hold Grantor, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by Grantee's construction or maintenance activities on the property described, and all structures, equipment and materials placed upon the premises by Grantee. Grantee shall have the right to make any necessary applications with, and obtain permits from governmental bodies for the construction and maintenance. All such permits and any nonconforming rights pertaining to the premises shall be the property of Grantee. Grantor represents that it is the owner of the premises and has the right to make this agreement and to grant Grantee free access to the premises to perform all acts necessary. In the event of condemnation of the subject premises or any part thereof by proper authorities or relocation of the highway, the Grantor grants to the Grantee the right to relocate its sign on Grantor's remaining property adjoining the condemned property or the relocated highway. Any condemnation award for Grantee's property easement shall accrue to Grantee. Grantor warrants that it is the sole record owner of the property over which this Easement is created, that such property is not subject to any mortgages or liens, that such property is not encumbered by any restrictions, easements,

covenants, leases or other rights that are in any way conflicting with or inconsistent with the conveyance herein made that Grantor has the right and authority to execute this Easement and to grant, sell and convey the rights and title mere forth herein to Grantee.

The obligations and duties are fully assignable; Grantee shall have the full right to lease, assign, convey, or otherwise any or all of its interest or right herein in part or in its entirety

The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the I successors, assigns, and legal representatives of Grantor and Grantee.

IN WITNESS WHEREOF, the parties have executed this Contract to be effective as of the last date written below.

SELLER

Date 9-16-14

BUYER Abdulaziz

Abdulaziz Irobea Al Salam mosque.

Date 9/16/14

Commission Agreement

THIS AGREEMENT is made and agreed to by Reliant Realty, Arthur Farmer, Broker, Buyer's Broker, and Cypress-Guttman Company, Seller regarding the sale of the property known a 1038 Murfreesboro Road, Nashville, TN 37217. All Information shared between Seller and Buyer will be considered confidential.

THEREFORE, THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. By accepting this Agreement, you agree to indemnify, defend, protect and hold Buyer and Broker and any affiliate harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

2. By accepting this Agreement you acknowledge that you will agree to a commission arrangement with Buyer's Broker, in connection with the acquisition in the amount of Three Percent (3%), as Seller receives the funds. SELLER further acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the Property.

AGREED AND ACCEPTED:

BUYER'S BROKER

Print Name: Reliant Realty

ART FARMER

Signature: _____

Date: 9/16/2014

SELLER

Print Name: Cypress-Guttman Co.

Signature: _____

Date: 9-16-14