Instrument Prepared by:

Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20160037179 DEEDWARRSP
Recvd: 05/04/16 14:32 5 pgs
Fees:28.00 Taxes:3237.50
20160504-0044149

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL:
Hafiz R. Yafai and Rashid A. Muhsin 9725 Turner Lane Brentwood, TN 37027	SAME	162-08-0-086.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten & No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PROPERTY DEVELOPMENT**, a Tennessee joint venture composed of French McKnight and Glendon Craig (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **HAFIZ R. YAFAI and RASHID A. MUHSIN**, as tenants-in-common (hereinafter the "Grantees"), their successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

See Exhibit A hereto.

This is improved property known as 18 Tusculum Road located in Nashville, Davidson County, Tennessee, 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their successors and assigns, forever. Grantor covenants with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

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

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of April, 2016.

PROPERTY DEVELOPMENT,
a Tennessee joint venture

By: _____
French McKnight,
Managing Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared French McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Venturer of **PROPERTY DEVELOPMENT**, the within named bargainor, a Tennessee joint venture, and that he as such Managing Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as such Managing Venturer.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 20 day of April, 2016.

BROOKE L. RICE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: June 26, 2016

4816-6624-0816.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Erica Allyn
AFFIANT

Subscribed and sworn to before me this 26th day of April, 2016.

Stacey Denson Palmer
Notary Public

My Commission Expires:

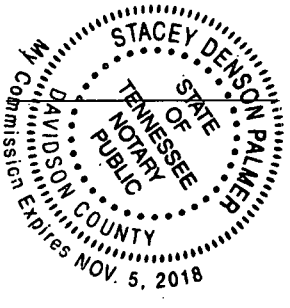


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Section 2, Lane Estates of record in Book 4675, page 79, Register's Office for said County, as follows:

Beginning at a concrete monument in the northerly margin of Tusculum Road at the southeasterly terminus of a turnout connecting said margin of Tusculum Road with the easterly margin of Shacklett Lane; thence northwestwardly with said turnout, along a 25 foot radius curve to the right, 39.34 feet to a concrete monument on the easterly margin of Shacklett Lane; thence with said margin, N 7°20'29" E 121.66 feet to a concrete monument; thence, continuing with said margin along a 210 foot radius curve to the left, 77.76 feet to a point; thence, with the southerly line of the property described in Book 4460, page 197, Register's Office for said County, N 76°07'30" East 226.39 feet to a point on the southwesterly margin of Interstate highway 24; thence, with said margin, S 48°0'49" E 209.32 feet to a concrete monument on the westerly margin of Blue Hole Road; thence, with said margin S 4°38'34" W 188.89 feet to a concrete monument on the northerly margin of Tusculum Road; thence, with said margin N 82°39'34" W 188.89 feet to a concrete monument on the northerly margin of Tusculum Road; thence, with said margin N 82°39'31" W 355.0 feet to the point of beginning and containing 2.21 acres, more or less.

Being the same property conveyed to Property Development, a Tennessee joint venture composed of French McKnight and Glendon Craig from E-Z Serve, Inc., a Delaware corporation, by Special Warranty Deed dated June 21, 1985 and of record in Book 6596, page 360, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE EXCEPTIONS

1. Property taxes and assessments for 2016 and subsequent years, a lien not yet due and payable.

2. Lease of record at Instrument No. 20010507-0046645, Register's Office for Davidson County, Tennessee.

3. Restrictions of Record in Book 4737, page 803, said Register's Office.

4. Any and all matters as shown of record in Book 4460, page 197, said Register's Office.

5. All matters as shown on the plat of record in Plat Book 4675, page 79, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

6. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.