BOOK 7320 PAGE 539

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,970.22

U. Juburi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 87.

Notary Public

MY COMMISSION EXPIRES 3-11-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Usam Al-Juburi	Same	9D-26810
Suite 200 (NAME) 3212 West End Avenue	(NAME)	Map: 128-10 Par: #188
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37203	(STREET ADDRESS)	9D-05855 Map: 128-0 #45
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, ~~WE~~/ I, Sahib Al-Haddad

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Usam Al-Juburi, a 1/2 undivided ~~interest~~ in my 60% undivided interest in the property hereinafter described, which 1/2 undivided interest represents a 30% undivided ~~interest~~ in the entire fee simple estate.
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

(See attached Description "Exhibit A" attached hereto and forming a part hereof)

IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 7314, Page 451, said Register's Office, payable according to the terms and conditions therein.

The property herein conveyed does not constitute the principal place of residence of the Grantor, his spouse, or any dependent within the meaning of TCA 26-2-301.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
AUG 10 9 21 AM '87
IDENTIFICATION REFERENCE
54029

unimproved (X)
This is improved ( ) property, known as 49.2 acres, More or less, Sawyer Brown Road and Meadow Lane Drive, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 7th day of August, 19 87

x Sahib Al-Haddad
Sahib Al-Haddad

STATE OF TENNESSEE
Davidson County

BOOK 7320 PAGE 540

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sahib Al-Haddad

or proved to me upon the basis of satisfactory evidence the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of August 1987

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Sahib Al-Haddad

TO
Usam Al-Juburi

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

"EXHIBIT A"

CLUNAN PROPERTY DESCRIPTION

A tract of land in the Second Civil District of Metro Nashville, Davidson County, Tennessee, that lies east of Sawyer Brown Road and north of Meadow Lane Drive, more particularly described according to surveys by James L. Murphy, Jr. & Co., dated February 7, 1969; James L. Murphy Jr. & Co. dated July 24, 1969, James L. Murphy, Jr. & Co. dated May 10, 1984; Ragan-Smith-Murphy & Associates, Inc. dated November 29, 1984; and Ragan-Smith-Murphy & Associates, Inc. dated February 21, 1985 and by various recorded plans and documents as follows:

Beginning at a concrete monument in the south boundary line of Ridgelake, as recorded in Book 6250, page 677, R.O.D.C., Tennessee, at the northeast corner of Gregory T. Ava, et ux, as recorded in Book 5789, page 56, R.O.D.C., Tennessee and proceeding as follows:

1. With the south line of Ridgelake, S 87° 30' 00" E, 2,162.33 feet to the southeast corner of Ridgelake and continuing on 24.77 feet for a total of 2,187.10 feet to an iron pin; thence,

2. With the west line of property now or formerly owned by Davidson County, of record in Book 2992, page 557, R.O.D.C., Tennessee, S 12° 01' 00" W, 790.18 feet to a 3 inch diameter iron pin; thence,

3. With the north line of property now or formerly owned by John Holt, of record in Book 644, page 69, R.O.D.C., Tennessee, N 60° 18' 40" W, 145.49 feet; thence,

4. N 86° 45' 00" W, 148.50 feet; thence,

5. S 82° 45' 00" W, 136.13 feet; thence,

6. S 89° 45' 00" W, 115.50 feet; thence,

7. N 58° 00' 00" W, 66.00 feet; thence,

8. N 80° 45' 00" W, 153.45 feet; thence,

9. S 82° 30' 00" W, 145.20 feet; thence,

10. S 66° 45' 00" W, 112.20 feet; thence,

11. S 60° 15' 00" W, 85.00 feet to the east corner of parcel of property conveyed to Hutton Buchannan, et ux., of record in Book 126, page 341, Probate Court, Davidson County, Tennessee; thence,

12. With the north line of said parcel S 86° 29' 40" W, 125.56 feet to a concrete monument at the east corner of Clunan Heights, Section 4, of record in Book 6200, page 202, R.O.D.C., Tennessee; thence,

13. With the boundary of Clunan Heights, Section 4, N 30° 55' 38" W, 82.30 feet; thence,

14. N 80° 00' 15" W, 186.91 feet; thence,

15. S 6° 20' 54" W, 219.05 feet to the southwest corner of Lot 26, Clunan Heights, Section 4; thence,

16. With the south line of said Lot 26, N 81° 08' 03" E, 99.58 feet to the original south line of Clunan and the north line of Holt Meadows, of record in Book 4300, page 174, R.O.D.C., Tennessee; thence,

17. With the said common line S 56° 50' 05" W, 256.53 feet to a concrete monument; thence,

18. S 49° 52' 00" W, 256.23 feet to a concrete monument; thence,

19. S 51° 27' 45" W, 247.78 feet to a concrete monument; thence,

20. S 29° 12' 30" E, 21:24 feet to a concrete monument; thence,

21. S 47° 47' 50" W, 84.40 feet to a concrete monument; thence,

22. S 70° 53' 45" W, 52.10 feet to a concrete monument; thence,

23. S 86° 51' 10" W, 71.46 feet to a concrete monument; thence,

24. N 82° 54' 09" W, 237.07 feet to a concrete monument; thence,

25. N 64° 57' 59" W, 11.40 feet to the east corner of Reserve Parcel No. 188, recorded in Holt Meadows, of record in Book 4300, page 174, R.O.D.C., Tennessee; thence,

26. With the east line of said Reserve Parcel No. 188, S 60° 13' 33" W, 73.95 feet to a point on the northeast right-of-way line of Meadow Lane Drive, a 50.0 foot road; thence,

27. Northwestward with said right-of-way line and on a 339.99 foot radius curve to the left, a distance of 174.72 feet to the original south line of Clunan, said curve has a chord bearing of N 44° 30' 59" W, and a chord distance of 172.80 feet; thence,

28. With Clunan's original south line and the south line of Clunan Heights, Section 2, as recorded in Book 6250, page 27, R.O.D.C., Tennessee, S 65° 15' 55" E, 57.45 feet to a concrete monument; thence,

29. With the east line of Clunan Heights, Section 2, N 39° 35' 23" E, 163.89 feet to a concrete monument; thence,

30. N 29° 55' 00" E, 191.46 feet to a concrete monument; thence,

31. N 48° 34' 50" E, 73.44 feet to a concrete monument; thence,

32. Northwestward with a 305 foot radius curve to the right a distance of 39.50 feet to a concrete monument, said curve having a chord bearing of N 37° 42' 35" W, and a chord distance of 39.47 feet; thence,

33. N 34° 00' 00" W, 96.91 feet to a concrete monument, said monument being the southwest corner of a 50-foot wide dedicated right-of-way, as recorded in Clunan Heights, Section 2, of record in Book 6250, page 27, R.O.D.C., Tennessee, and further described as follows:

    (a) Northwestward with the north line of Lot 6, Clunan Heights, Section 2, along a curve to the left 122.18 feet to a concrete monument; thence,

    (b) Continuing with the north line of said Lot 6, southwestward along a radius to the left 39.03 feet to a concrete monument, said monument being on the east right-of-way of Sawyer Brown Road and also being 479.72 feet ± north of, along the east margin of Sawyer Brown Road, the southwest corner of Clunan Heights, Section 2; thence,

    (c) Northward with the east right-of-way of Sawyer Brown Road, 99.54 feet to a concrete monument, said monument being the southwest corner of Lot 7, Clunan Heights, Section 2; thence,

    (d) Southeastward with the south line of Lot 7 along a radius to the left, 39.03 feet to a concrete monument; thence,

    (e) Continuing with the south line of said Lot 7 along a curve to the right, 87.54 feet to a concrete monument, said monument being on the west line of the Clunan property described hereinabove and hereinafter, and said monument also being the southeast corner of said Lot 7, Clunan Heights, Section 2; thence,

(f) Continuing along said curve to the right, 74.35 feet to a concrete monument; thence,

(g) S 56° 00' 00" W, a distance of 50.00 feet to the point of beginning of the above described dedicated right-of-way, said dedicated right-of-way being intended to provide permanent access from Sawyer Brown Road to the Clunan property described herein.

34. Continuing with the description of the Clunan property boundary, N 56° 00' 00" E, 50.0 feet to a concrete monument, said monument being the northeast corner of the dedicated right-of-way described in call No. 33 above; thence,

35. Northwestward with a 203.84 foot radius curve to the left, a distance of 74.35 feet to a concrete monument, said curve having a chord bearing of N 44° 26' 55" W, and a chord distance of 73.94 feet, said monument being the southeast corner of Lot 7, Clunan Heights, Section 2; thence,

36. N 35° 06' 08" E, 163.54 feet to a concrete monument; thence,

37. N 27° 36' 11" E, 341.72 feet to a concrete monument, said monument being the northeast corner of Clunan Heights, Section 2, and the southeast corner of Clunan Heights, Section 1, as recorded in Book 4300, page 17, R.O.D.C., Tennessee; thence,

38. With the east line of Clunan Heights, Section 1, N 6° 11' 50" E, a distance of 450.92 feet to the point of beginning and containing approximately 49.20 ± acres.

BEING the same property conveyed to Nouri Latif, a 30% undivided interest, Sahib Al-Haddad, a 60% undivided interest, and Yousif Latif, a 10% undivided interest, by deed from Charles M. Clunan and wife, Mary Mildred Clunan and Monsignor Paul W. Clunan, Attorney in Fact, Devisees of William F. Clunan, deceased. The said Al-Haddad conveying by this instrument a 30% undivided interest to the said Usam Al-Juburi of the 60% undivided interest belonging to him.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7320 PAGE 544

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

[illegible] .11.
[illegible] TAX
.50 REF
13.00 [illegible]
CHECK 71.50-
[illegible] BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.0.2.9

IDENTIFT REFERENCE

AUG 10 9 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03427