Tax 41

WARRANTY DEED BOOK 7704 PAGE 938

FROM: Sahib Al-Haddad, Grantor
TO: Nouri Latif, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
7113 Poplar Creek Tr. Nashville, Tn 37221	Same	128-10-188 128-0-45
		Field Book Numbers
		9D 26810 9D 05855

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Two Thousand Dollars ($32,000).

Nouri K. Latif
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14 day of October, 1988.

Robert N. Buchanan III
Notary Public

My Commission Expires: 3-3-92

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sahib Al-Haddad, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Nouri Latif, Grantee, his heirs, successors, and assigns, all of Grantor's 30% undivided interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, being a 49.20 acre tract east of Sawyer Brown Road as described in Exhibit A attached hereto.

This is unimproved property, known as Sawyer Brown Rd Nashville, Tn

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes which will be paid by Grantee.

2. Easements, restrictions and subdivision plans of record.

3. A deed of trust of record in Book 7314, page 451, said Register's Office which secures to Hall Crawford, Trustee payment of a note in the original principal sum of $362,235.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Rafah Al-Haddad joins in this deed to convey any marital interest she might have in the property.

Witness our hands this 14 day of October, 1988.

Sahib Al-Haddad.
SAHIB AL-HADDAD

Rafah Al-Haddad
RAFAH AL-HADDAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan, III, a Notary Public of said County and State, SAHIB AL-HADDAD, 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, at Office, this 14 day of October, 1988.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathy S. Simmons, a Notary Public of said County and State, RAFAH AL-HADDAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of October 1988.

Kathy S. Simmons
Notary Public

My Commission Expires: May 19, 1989

SCHEDULE A

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 81° 27' 45" W, 347.78 feet to a concrete monument; thence,

20. S 39° 12' 30" E, 21.24 feet to a concrete monument; thence,

21. S 47° 47' 30" W, 84.40 feet to a concrete monument; thence,

22. S 30° 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,

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

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(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,

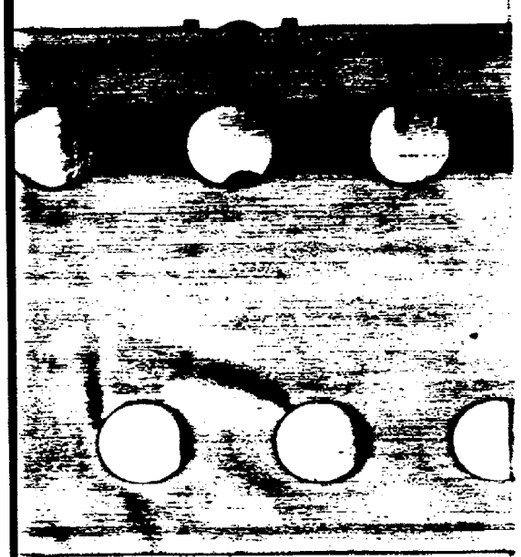
37. N 27° 36' 11" E, 341.72 feet to a concrete monument, said monument being the northeast corner of Clunan Heights, Section 2, and the southeast corner of Clunan Heights, Section 1, as recorded in Book 4300, page 17, R.O.D.C., Tennessee; thence,

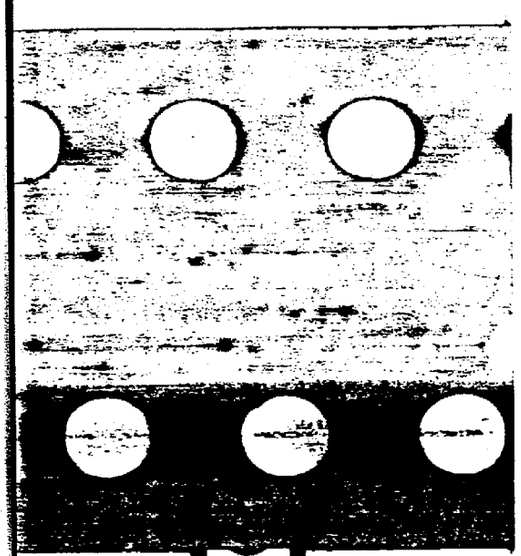
38. With the east line of Clunan Heights, Section 1, N 6° 11' 50" E, a distance of 450.92 feet to the point of beginning and containing approximately 49.20 ± acres.

Being the same property conveyed to Nouri Latif as to a 30% interest, Sahib Al-Haddad as to a 60% interest, and Yousif Latif as to a 10% interest by Deed from Charles M. Clunan, et al. of record in Book 7314, page 445, Register's Office for Davidson County, Tennessee. The said Sahib Al-Haddad having previously conveyed a 30% undivided interest to Usam Al-Juburi by Deed of record in Book 7320, page 539, said Register's Office.

86005

Nov 16 4 03 PM '88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7704 PAGE 944

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

CAMT 32000.00
CON TX 105.60
PRFEE 0.50
WDEED 18.00
TOTAL 124.10
CHECK 124.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/16/88 01 16:05 0001 8296

8600 5.

FELIX Z. WILSON, II REGISTER OF DAVIDSON COUNTY

Nov 16 4 03 PM '88

No. 154850