POX23

File No: 8481-1

BOOK 8425 PAGE 256

Address New Owner:	Send Tax Bills To:	Map/Parcel
Malcolm Mimms, Sr. 214 19TH AVE. NORTH NASHVILLE, TN 37203	Same	Map 91-8 Par 236

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, NA'IL SHAKIR and MANSOOR MAJEED, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto MALCOLM MIMMS, SR., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the west parts of Lots Nos. 25 and 26 and the west 60 feet of the north 32 feet of Lot No. 27 on the Map of the proposed Re-Arrangement of Clifton Subdivision, as of record in Book 161, page 80, Register's Office for Davidson County, Tennessee, which proposed plan is of record in Book 1130, page 52, and which proposed plan likewise includes a part of a 15 foot alley on said original plan and described according to the Plan of record in Book 1130, page 52, and a survey made by T. R. Sanford, dated September 4, 1962, as follows:

Beginning at a point in the southerly margin of Albion Street, 92.6 feet west of the southwest corner of 43rd Avenue North and Albion Street; thence in a southerly direction, parallel to the westerly margin of 43rd Avenue North, 141 feet to a point, the southwest corner of the property conveyed to Robert P. Lipscomb and wife, by deed of record in Book 1304, page 77, said Register's Office; thence in a westerly direction parallel to the northerly margin of Lot(s) No(s). 28, 75 feet to the easterly margin of an alley; thence along the easterly margin of said alley, northerly 165.3 feet to the intersection of said alley and Albion Street; thence in a easterly direction along the southerly margin of Albion Street, 77.3 feet to the point of beginning.

BEING THE SAME property conveyed to Na'il Shakir and Mansoor Majeed by deed from Denton L. Ratliff and wife, Lynn C. Ratliff, of record in Book 8343, page 784, Register's Office for Davidson County, Tennessee.

THIS PROPERTY is conveyed subject to the Plan of record in Book 161, Page 80, as revised in Book 1130, Page 52, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 4305 Albion Street, Nashville, Tennessee. This property is not the principal place of residence of either of the Grantors or their respective wives (if any). This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said MALCOLM MIMMS, SR., his heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 our hands on this 19TH day of August, 1991.

NA'IL SHAKIR

MANSOOR MAJEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $15,000.00.

AFFIANT

Sworn to and subscribed before me this 19TH day of August 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Na'il Shakir the bargainor, 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 at Brentwood, Tennessee, this 19TH day of August, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mansoor Majeed, the bargainor, 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 at Brentwood, Tennessee, this 19TH day of August, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

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5438 08/21/91 01011 03CHECK 62.50

Prepared By:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8425 PAGE 258

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	6.00
TOTAL	62.50
CHECK	62.50

08/21/91 01 15:45 0001 543E

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40685

IDENTIFICATION

AUG 21 3 44 PM '91

No. 451952