To: Bk 4 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

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WARRANTY DEED

Name and Address of New Owner:

Mir Ali and wife, Anjum Ali
211 Donelson Pk 3106
Nashville, TN. 37214

Send Tax Bills To:

New Owners

Street Address of Subject Property:	**Map-Parcel No:**
610 McGavock Pike **Nashville, TN 37214**	95-11-179

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Freddie Louise Armstrong, Judith Cantrell, Max Michael Eckert, Patricia Gail Hall, Leonard Dale Harris, Barbara Harris Story, Deanna May Tunstall, and Janice Simmons,** hereinafter called **"GRANTORS"), have bargained and sold and by these presents does transfer and convey unto Mir Ali and wife, Anjum Ali**, (hereinafter called **"GRANTEES"), their heirs,** successors and assigns, a certain tract or parcel of land in Nashville, County of Davidson, State of Tennessee, described as follows:

Two tracts of land in the Third Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. I:

Being a triangular shaped tract of land, bounded on the easterly side of McGavock Pike, on the northerly side by the A. G. Merritt lands and on the westerly side by lots 23, 24, and 25 on the Plan of Merry Oaks, Section II, as of record in Book 2133, Page 8, Register's Office for said County, and containing .9 acres, more or less.

TRACT NO. II:

Being Lot Nos. 23 and 24, on the plan of Merry Oaks Subdivision, Section II, as of record in Book 2133, Page 8, Register's Office for said County.

Beginning on the easterly margin of Merry Oaks Drive at the corner of lot nos. 24 and 25; thence with the line between said two lots, easterly 161.3 feet; thence south 5 degrees 10' west 177 feet; thence south 23 degrees 47' west 20.7 feet; thence south 10 degrees 17' west 38.5 feet; thence south 17 degrees 47' west 86 feat to the beginning of a curve; thence around said curve having a radius of 20 feet, southwesterly 36.1 feet to the beginning of another curve; thence around said curve having a radius of 45 feet, northwesterly 39.2 feet to

the easterly margin of Merry Oaks Drive; thence with the same, northerly 246.1 feet to the beginning.

INCLUDED BUT EXCLUDED FROM THE SAID CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Map 95-11, Parcel 179:

From the beginning, said point being on the existing eastern right-of-way of Merry Oaks Drive, further described as being 24.86 feet right of Merry Oaks Drive centerline station 3+55.24 as shown on the plans for McGavock Pike (Project No. 90-R-4) developed for the Metropolitan Nashville Department of Public Works by Hart-Freeland-Roberts, Inc.

Thence N 05-11'59"W for 96.53 feet to the beginning of a curve, said curve having central angle 045-29'07", radius 25.00 feet, chord bearing S 29-11'49"E, and chord distance 19.33 feet. Along said curve for an arc distance of 19.85 feet to the end of the curve being the beginning of a curve. Said curve having central angle 104-51'50", radius 50.00 feet, chord bearing s 00-29'32"W, and chord distance 79.26 feet. Along the said curve for an arc distance 91.51 feet to a point, being the Point of Beginning, containing 1,433.77 square feet more or less.

The above describes a right-of-way for roadway purposes on the property belonging to Luther O. Tunstall, et ux. The property is shown on Map 95-11, Parcel 179 and recorded in Deed Book 4398, Page 269, Register's Office for Davidson County, Tennessee.

Temporary Easement

By this instrument the grantors hereby convey an easement on Map 95-11, Parcel 179 for the construction of slopes outside the proposed right-of-way. This easement shall be 10 feet to the east and parallel to the proposed right-of-way containing 1,300 square feet more or less. The land on which the slopes are to be constructed remains the property of the grantors. The easement shall terminate upon the completion of the construction project.

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Luther O. Tunstall, unmarried of record in Book 8836, Page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luther O. Tunstall and wife, Mary P. Tunstall, by Deed from Herbert L. Dillon, Jr. and Robert L. Easton of record in Book 4398, page 269, Register's Office for Davidson County, Tennessee. The said Mary P. Tunstall has since died. The said Luther O. Tunstall has since died testate. Pursuant to the Last Will and Testament of Luther O. Tunstall, deceased, of record in Will Book 187, page 734, in the Probate Court for Davidson County, Tennessee, Docket No. 93P-1691, the above property was devised to the following individuals: Freddie Louise Armstrong, a 5/16 interest; Max Michael Eckert, a 1/16 interest; Patricia Gail Hall, a 1/16 interest; Deanna May Tunstall, a 1/16 interest; Gladys Harris, a 1/16 interest; Leonard Dale Harris, a 2/16 interest; Barbara Harris Story, a 2/16 interest; and Robert Edward Shaffer, a 3/16 interest. The said Robert Edward Shaffer has since died testate, and pursuant to his Last Will and Testament, his

interest in said property vested equally in his daughters, Judith Cantrell and Janice Simmons.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEES, their heirs, successors and assigns, in fee simple, forever.

And the GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

And the GRANTORS further covenant and bind themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons.

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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 16th day of September, 1994.

GRANTORS:

Freddie Louise Armstrong
Freddie Louise Armstrong
BY: Barbara Harris Story
Barbara Harris Story
By Power of Attorney*

Judith Cantrell
Judith Cantrell
BY: Barbara Harris Story
Barbara Harris Story
By Power of Attorney*

Max Michael Eckert
Max Michael Eckert
BY: Barbara Harris Story
Barbara Harris Story
By Power of Attorney*

Patricia Gail Hall
Patricia Gail Hall
BY: Barbara Harris Story
Barbara Harris Story
By Power of Attorney*

Leonard Dale Harris
Leonard Dale Harris
BY: Barbara Harris Story
By Power of Attorney*

Barbara Harris Story
Barbara Harris Story

Deanna May Tunstall
Deanna May Tunstall
BY: Barbara Harris Story
Barbara Harris Story
By Power of Attorney*

Janice Simmons
Janice Simmons
BY: Barbara Harris Story
Barbara Harris Story
By Power of Attorney*

*Said Powers of Attorney are being recorded simultaneously herewith.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 16th day of September, 1994, before me personally appeared **Barbara Harris Story,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instruments in behalf of **Freddie Louise Armstrong, Judith Cantrell, Max Michael Eckert, Patricia Gail Hall, Leonard Dale Harris, Deanna May Tunstall and Janice Simmons** and acknowledged that she executed the same as the free act and deed of the said **Freddie Louise Armstrong, Judith Cantrell, Max Michael Eckert, Patricia Gail Hall, Leonard Dale Harris, Deanna May Tunstall and Janice Simmons.**

WITNESS my hand and seal at Nashville, Tennessee, this _16th day of September, 1994.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Harris Story**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon her oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 16th day of September, 1994.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $127,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 1994.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

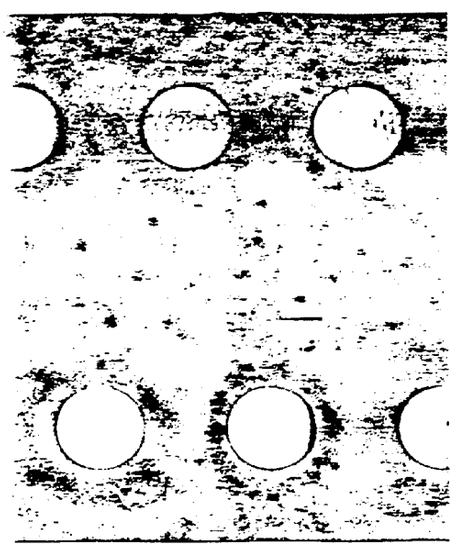
NOTARY PUBLIC
My commission expires:_____

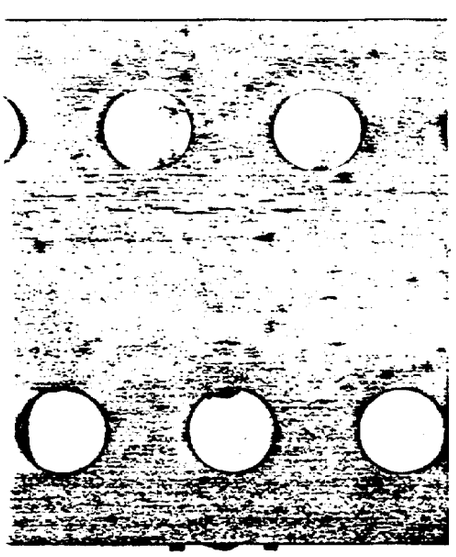
92167
IDENTIF. & REFERENCE

\dabari.Deed

94 SEP 19 PM 1:26
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RECEIPT 70170 DIV 03CHECK 488.75





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

RECEIVED OF _____

FOR _____

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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

AMT	127500.00
CON TX	471.75
PRFEE	1.00
WDEED	16.00
TOTAL	488.75
CHECK	488.75

09/19/94 01 13:24 0001 9818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92167
IDENTIF. ↑ REFERENCE

94 SEP 19 PM 1:26
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 836129