Box 29

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MARCH 27, 1999

BOOK 11105 PAGE 602

STATE OF TENNESSEE 9000
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 98.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Effat Abbasi	NEW OWNER	26-9-77
(NAME)	(NAME)	
447 Moss Trail		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072		
(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, David W. Gaw and Dorsey H. Tynes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Effat Abbasi

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 exhibit A attached hereto and made a part hereof.

98 SEP -9 PM 1:44
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0485925

This is improved property known as 447 Moss Trail, Goodlettsville, TN 37072

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 their hands this 31st day of August, 19 98.

David W. Gaw

Dorsey H. Tynes

File No.: 9000

ATTACHMENT

BOOK 11105 PAGE 603

TRACT 1:

Being Lot No. 43 on the Plan of Goodlettsville Heights Subdivision, Section 2, a plan of which is of record in Book 1424, page 121, Register's Office, Davidson County, Tennessee.

Said Lot No. 43 fronts 220 feet on the east side of Moss Trail Road and runs back 168.2 feet on the north line and 219.1 feet on the south line, and shows 225.04 feet on the rear line.

TRACT 2:

A tract or parcel of land situated in the City of Goodlettsville, Tenth Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point on the easterly margin of Moss Trail Road, the same being located N 1 deg. 05 min. E and 60 feet from the northwest corner of Lot No. 43 on the Map of Goodlettsville Heights Subdivision, Section Two, as of record in Plat Book 1424, page 12, in the Register's Office for Davidson County, Tennessee; thence S 88 deg. 58 min. E along the common line of the land conveyed to C. Earl Bullock, of record in Book 4529, page 910, said Register's Office, a distance of 153.67 feet to a point on the west margin of L & N Railroad; thence with said railroad right-of-way S 12 deg. 29 min. E 6414 feet to the northeast corner of Lot No. 43 of said subdivision; thence with the north line of same N 88 deg. 55 min. W 168.2 feet to a point on the east margin of Moss Trail Road, the same being the northwest corner of said Lot 43; thence along the margin of Moss Trail Road, N 1 deg. 05 min. E 60 feet to the point of beginning

INCLUDED BUT EXPRESSLY EXCLUDED from the above described property is property conveyed by Deed of record in Book 9247, page 761 and by Instrument of Correction filed in Book 9367, page 911 and Second Instrument of Correction to Warranty Deed filed in Book 9597, page 793, all in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to David W. Gaw and Dorsey H. Tynes by deed from The Care-Age and Swing Day Care Center, Inc., filed of record in Book 6994, Page 554, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

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9000

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Patricia K. Tillis, a Notary Public in and for said County and State, the within named

David W. Gaw and Dorsey H. Tynes

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 31st day of August, 19 98.

My commission expires 1-22-01

Patricia K. Tillis
Notary Public

PATRICIA K. TILLIS NOTARY PUBLIC DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 11105 PAGE 605

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 50800.00
CON TX 187.96
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 202.96
CHECK 202.96

09/09/98 01 13:45 0001 8729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485925
IDENTIF. # REFERENCE

98 SEP -9 PM 1:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1344142