Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January 19 99

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/24/2001

(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abrahim Darbashi	same	MAP 105-12
(NAME) 2000 Nolensville Road	(NAME)	PARCELS 1 AND 2
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Dwayne W. Bailey and wife, Edith A. Bailey

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

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:

Tract I - 1607 Nolensville Road
Being parts of Lots 2 and 3 on the Plan of the Subdivision of the Mallory Property on Nolensville Pike, as of record in Minute Book "I", page 68 Chancery Court at Nashville, and also shown on the Subdivision Plan of record in Book 161, page 55, Register's Office for Davidson County, Tennessee; bounded on the North by the Scott Lot and on the South by the Primm Lot.

Said lot fronts 62 feet, more or less, on the West side of Nolensville Pike and extends back between parallel lines, 195 feet, more or less, on the South line and 160 feet, more or less, on the North line to an alley in the rear.

Tract II - 1609 Nolensville Road
Being part of Lot No. 3 on the Plan of the Subdivision of the Mallory Property on Nolensville Pike, as of record in Minute Book "I", page 68 Chancery Court at Nashville, also being the lot designated "Primm 48-520" on the plan of the subdivision of Lots 4, 5 and 6 and parts of Lot 161, described according to a survey by George Watkins, April 28, 1961, as follows:

Beginning at a point in the southwesterly margin of Nolensville Pike as widened at the southeast corner of William Melver's property as indicated by a mark cut in the sidewalk, said point also lying in the southerly line of the property

CONTINUED

unimproved ( )
This is improved (X) property, known as 1607 & 1609 Nolensville Road, Nashville, TN 37210
(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 our hand s this 28th day of January, 19 99

Dwayne W. Bailey
Dwayne W. Bailey

Edith A. Bailey
Edith A. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwayne W. Bailey and wife, Edith A. Bailey

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 28th day of January 19 99.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

LEGAL DESCRIPTION CONTINUATION

conveyed to William McIver by deed from J. I. Newsom et al of record in Book 361, page 97, said Register's Office; thence with said Melver's southerly line, along an old fence line westerly 216.5 feet to an iron pin in the easterly margin of a ten foot alley; thence with the easterly margin of said alley southerly 50 feet to the northerly margin of Moore Avenue; thence with the northerly margin of Moore Avenue easterly 211.2 feet to the beginning of a curve; thence with the curve to the left, having a radius of 20 feet, northerly 44.9 feet to the southwesterly margin of Nolensville Pike; thence with the southwesterly margin of Nolensville Pike northwesterly 27.2 feet to the beginning.

Being the same property conveyed to Dwayne W. Bailey and wife, Edith A. Bailey by deed from Steven Wyatt, Patricia Mallard, Sherry Motley, Paula Farrell and Brian Wyatt, sole heirs at law of David Lee Wyatt, deceased, of record in Book 11244, page 979, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

054 3066
IDENTIF. → REFERENCE
99FEB-1 AM 10:55
ALL GRANTOR
DAVIDSON C
REGISTER
OUNTY, TN.
9516 02/01 0101 03CHECK 570.00

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 570.00
CHECK 570.00

02/01/99 01 10:53 0001 9516

0543066
IDENTIF. & REFERENCE
99FEB-1 AM10:55
ALL STATE TAX REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418882