Knott 48A

Instr:200004030033281 Page: 1 OF 2
REC'D FOR REC 04/03/2000 6:10:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $233.10

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $63,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2000.

Notary Public
My commission expires: 05/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Amir Arab	New Owner	155-08-0-C 017.00CO
888 Rodney Drive		155-08-0-C 062.00CO
Nashville, TN 37205		155-08-0-C 117.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lee Chira, Trustee, with full power to sell, transfer, assign, convey and encumber without the joinder of any beneficiary, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amir Arab, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lots No. 17, 62 and 117 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339 - 347, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Lee Chira, Trustee by deed from Nashville Properties Partnership, a Florida general partnership, composed of W.C. Demetree, Lee Chira and Nashville Industrial Properties, Inc., dated February 21, 1991, recorded in Book 8391, Page 159, said Register's Office.

Linda J. Knudsen executes this Warranty Deed by the power vested her in a certain Power of Attorney of record in Book 8813, Page 432, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as Lots 17, 62 & 117, Poplar Creek Estates, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of March, 2000.

Lee Chira by Linda J. Knudsen
Lee Chira, Trustee
Attorn. in Fact.

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 Linda J. Knudsen, 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 herein contained, and who further acknowledged that she is the attorney in fact for Lee Chira, Trustee and that she is authorized by Lee Chira, Trustee to execute this instrument on his behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 2000.

5/20/2003
Commission expires

Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
5-20-2003