WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/00 14:28 3pgs
Fees:15.00 Taxes:1110.00
20000920-0093647

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM ABUSHAAR (NAME)	SAME (NAME)	MAP 60-12
2913 DICKERSON ROAD (ADDRESS)	(ADDRESS)	PARCEL 54.00
NASHVILLE, TN 37207 (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, DEXTER J. GLADNEY AND WIFE, NICOLE R. GLADNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM ABUSHAAR AND WALID AL-NIMRI

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lincoya Motel, of record in Book 5190, page 542, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY CONVEYED TO CALVIN B. MOORE AND WIFE, ALICE R. MOORE, D/B/A C. B. MOORE OIL COMPANY BY DEED FROM R. E. SLATON, SR. AND WIFE, MARY L. SLATON OF RECORD IN BOOK 9449, PAGE 703, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin in the northerly margin of Hart Lane, said pin being the southeast corner of the property conveyed to G. E. Tidwell, as of record in Book 6828, page 252, Register's Office for Davidson County, Tennessee; thence with the margin of Hart Lane, North 82 deg. 05' West 25.00 feet to an iron pin; thence North 08 deg. 23' East 106.67 feet to an iron pin; thence North 85 deg. 00' West 10.20 feet to an iron pin; thence North 08 deg. 45' East 37.67 feet to an iron pin in Calvin B. Moore's southerly line; thence South 83 deg. 15' East 35.04 feet to an iron pin; thence with the common line between Slaton and Tidwell, South 08 deg. 25' West 144.53 feet to the point of beginning, as surveyed by Donald W. Fortner, RLS No. 1072, dated July 13, 1994.

ALSO INCLUDED IN THE ABOVE DESCRIPTION (Lot 1, Lincoya Motel, of record in Plat Book 5190, page 542, Davidson County, Tennessee), BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY DESCRIBED BELOW, TITLE TO WHICH WAS CONVEYED OUT OF R.E. SLATON, SR. AND WIFE, MARY L. SLATON AND VESTED IN METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY AGREED

CONTINUED

unimproved ( )
This is improved (X) property, known as 2913 A & B DICKERSON ROAD, NASHVILLE, TN 37207
(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 15th day of September, 2000

Dexter J. Gladney
DEXTER J. GLADNEY

Nicole R. Gladney
NICOLE R. GLADNEY

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 DEXTER J. GLADNEY AND WIFE, NICOLE R. GLADNEY

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 GOODLETTSVILLE, Tennessee, this 15th day of September, 2000.

Commission expires 4-28-04

Notary Public

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 _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

FINAL ORDER OF RECORD IN BOOK 5684, PAGE 660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

PERMANENT RIGHT-OF-WAY:

Being a part of the land in the 12th Civil District of Davidson County, Tennessee, more particularly described according to a survey of George W. Watkins, Surveyor, dated October 4, 1972, as follows:

BEGINNING at a point in the northerly right-of-way of Hart Lane, said point being the intersection with easterly right-of-way of Dickerson Road; thence along said northerly right-of-way, South 84 deg. 26' 30" East 353 feet to a point on the common property line between Parcel 54 and Parcel 55 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line, North 5 deg. 22' East 22.50 feet to a point on the proposed northerly right-of-way of Hart Lane; thence along said proposed right-of-way, North 84 deg. 26' 30" West 306.80 feet to the beginning of a right-of-way curve to the right having a radius of 40.00 feet; thence along said curve 66.72 feet to a point on the easterly right-of-way of Dickerson Road; thence along said easterly right-of-way South 11 deg. 07' West 66.69 feet to the point of beginning.

TEMPORARY CONSTRUCTION EASEMENT:

Extending beyond the proposed northerly right-of-way of Hart Lane, a distance of apporoximately 8 feet for a cut slope and containing 2,700 square feet, more or less. This temporary easement is to become null and void upon completion of the project.

Being the same property conveyed to DEXTER J. GLADNEY AND WIFE, NICOLE R. GLADNEY by Deed of record in Book 10373, page 473, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Dexter J Gladney
Nicole K Gladney