THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY (#16220)
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

PICK-UP

Davidson County DEEDWARR
Recvd: 02/26/01 15:19 4pgs
Fees:19.00 Taxes:925.00
20010226-0017724

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Hatem Ibrahim 829 Murfreesboro Road Nashville, Tennessee 37217	Hatem Ibrahim 307 Honeyhill Drive Nashville, TN 37217	Map: 106 Parcel: 26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand ($250,000) Dollars.

AFFIANT

NOTARY PUBLIC
My Commission Expires: 4/4/04

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, KENNETH L. DUDNEY and wife, BARBARA A. DUDNEY ("GRANTORS") have bargained and sold, and by these presents do hereby convey unto HATEM IBRAHIM ("GRANTEE"), his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish, Engineer, January 10, 1964, as follows:

Beginning at a point in the center of the southbound lane of the Murfreesboro Road at the northwest corner of Tract No. 1 of the property conveyed to State of Tennessee by deed from Gerda Hobson Northern, et al, of record in Book 1303, page 291, said Register's Office; thence with the line of the said State of Tennessee, south 41 degrees 31 minutes west 691.23 feet and north 48 degrees 25 minutes west 344.20 feet; thence north 47 degrees 40 minutes east 663.57 feet to the center of said Road; thence with the same south 55 degrees east 274.85 feet to the beginning containing 4.774 acres, more or less.

SAVE AND EXCEPT

A tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, lying on the southerly side of Murfreesboro Road (U.S. Routes 41 and 70S) approximately 4.3 miles southerly from Nashville (State Capital), Tennessee, being the same land as described in that certain Warranty Deed dated August 14, 1964 from Humble Oil & Refining Company, Grantor, to Marvin P. Friedman and Jerome B. Guttman, Grantees, recorded in Book 3802, page 413, of the Deed Records of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a spike in the centerline of the southerly traffic lane of Murfreesboro Road, 658 feet more or less from the centerline of Spence Lane and 2329 feet more or less from the centerline of Crutchfield Avenue; thence with the centerline of the southbound traffic lane of Murfreesboro Road (33 feet northeasterly from and parallel to the southerly right of way line of said road) easterly 120.08 feet to a spike; thence to the right with an interior angle of 90 degrees and southwardly 183.0 feet; thence to the left with an interior angle of 270 degrees and eastwardly 133.87 feet to a point; thence to the right with an interior angle of 83 degrees 29 minutes southwardly 507.04 feet to an iron stake; thence to the right with an interior angle of 89 degrees 56 minutes a total distance of 344.20 feet to an iron stake in the southeasterly line of an old road; thence to the right with an interior angle of 83 degrees 55 minutes northwardly along with the southeasterly line of said road (passing an iron stake set in the southerly right of way of Murfreesboro Road at 629.75 feet) a total distance of 663.57 feet to the point of beginning.

Being the same property conveyed to Kenneth L. Dudney and wife, Barbara A. Dudney by Deed from Exxon Education Foundation, a New Jersey corporation of record in Book 6055, page 609, Register's Office of Davidson County, Tennessee. Said land was reconveyed to Kenneth L. Dudney and Barbara A. Dudney to create an undivided 1/2 interest each, as tenants in common, by deed from Mark H. Westlake of record in Book 7754, page 592 said Register's Office.

TO HAVE AND TO HOLD the aforesaid unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs and assigns forever.

GRANTORS do covenant with GRANTEE that they are lawfully seized and possessed of the land in fee simple, have a good and lawful right to convey it, and warrant that the property is unencumbered except this conveyance is subject to the following:

1. Taxes for the year of 2001, a lien, but not yet due and payable;

2. Easement of record in Book 3883, page 649, as re-recorded in Book 3907, page 345, Register's Office for Davidson County, Tennessee.

3. Easements reserved in Deed of record in Book 3802, page 413, in said Register's Office.

4. Permanent easement for storm drain in connection with the Interstate Highway vested in the State of Tennessee, by decree of the Circuit Court of Davidson County, Tennessee, in the cause of D.W. Moulton, Commissioner, Department of Highways and Public Works, State of Tennessee, vs. J. Arthur Spann and wife, a certified copy of which is of record in Book 3671, page 21, said Register's Office.

5. Easement for right of way of any public roads or highways lying within boundaries of premises as herein described.

GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 23 day of February, 2001.

KENNETH L. DUDNEY

BARBARA A. DUDNEY

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 KENNETH L. DUDNEY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 2/23/02

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 A. DUDNEY, the bargainor, 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 therein contained.

WITNESS my hand and seal, at office, this 23rd day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 2/23/02

L:\46.05\Murfreesboro Closing\Warranty Deed.wpd2/22/01