Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 2003

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2001.

_____
Notary Public

MY COMMISSION EXPIRES: October 9, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamid U. Durani	OWNER	133 6 216
(NAME)	(NAME)	
3723 Nolensville Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, John Ellis and Brenda S. Standifer as joint tenants with rights of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hamid U. Durani, unmarried and Amin Nabi, married as tenants in common, 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 and being part of the John R. Ozier, 121.97 acre tract in the 6th Civil District of said County, and being designated as Tract "W" on a survey made by James L. Murphy, Jr. and Company, dated March 13, 1964, as follows:
Beginning at a point in the westerly margin of Nolensville Pike 980.21 feet southeast of the property conveyed to Cherokee Life Property, by deed in Book 3339, Page 107, and at the corner of Tracts "D" and "E"; thence with said Pike, south 25 degrees 11' East 100 feet to a point; thence leaving said Pike, South 64 degrees 49' West 250 feet to a point; thence north 25 degrees 11' west 100 feet to the southwest corner of Tract "D"; thence with the line between Tracts "E" and "D", north 64 degrees 49' East 250 feet to the point of beginning.

Being the same property conveyed to John Ellis and Brenda S. Standifer by deed of record in Book 7805, Page 990, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a easement for sewer of record in Book 3867, Page 582, a sixty foot minimum building setback line as established in Book 3706, Page 259, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3723 Nolensville Road, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 03/12/01 13:53 2pgs
Fees:11.00 Taxes:1110.00

20010312-0023434

Witness my/our hand(s) this 6th day of March, 2001.

John Ellis

Brenda S. Standifer

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 John Ellis and Brenda S. Standifer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 6th day of March, 2001.

Commission expires:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
My Commission Expires Oct. 9. 1998 2003

Notary Public