WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/01 14:34 2pgs
Fees:11.00 Taxes:2775.00
20010507-0046942

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-28-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Oldham & Dunning, LLC, 204 Fifth Avenue East, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zaidoun Nofal	Zaidoun Nofal	83-1/393 and 161-4/180
(NAME) 917 Yearling Way	(NAME) SAME	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Hollingsworth Oil Company, Inc.**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Zaidoun Nofal**, 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:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and also being Lots Nos. Two, Three and the northerly 5 feet of Lot No. One on the Map of J. B. Hancock's East End Addition, as of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee and being more fully described as follows:

Beginning at a P.K. Nail set on the east right-of-way line of Gallatin Pike, U.S. 31 E. S.R. 6 (a 70 foot road) at the intersection of the southerly right-of-way line of Granada Avenue (1 50 foot road); thence,

With the south right-of-way line of Granada Avenue, South 78 degrees 39' 00" East, a distance of 149.78 feet to a railroad spike set in the west line of a 15 foot alley; thence,

Leaving the south right-of-way line of Granada Avenue and with the west line of said alley, South 12 degrees 01' 00" West, a distance of 105.00 feet to an iron pin set at the northeast property corner of a tract of land conveyed to the Hamilton Realty Corporation, as of record in Deed Book 4455, Page 133, Register's Office for Davidson County, Tennessee; thence,

With the north property line of Hamilton Realty Corporation, North 78 degrees 34' 25" West a distance of 149.78 feet to an iron pin set in the east right-of-way of Gallatin Pike; thence,

With said east right-of-way line, North 12 degrees 01' 04": East, a distance of 104.80 feet to the point of beginning and containing 15,711 square feet or 0.36 acres more or less.

Tract II:

A tract of land in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee, and being Lot No. 1 on the Plan of Tusculum Heights as of record in Plat Book 4470, Page 10, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron pin on the south right-of-way line of Tusculum Road, a 60 foot road, said point being the northeasterly corner of Medthal & Associates Property recorded in Book 5627, Page 490, Register's Office for Davidson County, Tennessee and proceeding as follows:

With a curve to the left, eastwardly with the right-of-way of Tusculum Road and a radius of 848.51 feet, having a curve length of 96.16 feet with a chord bearing and distance of North 69 degrees 45' 00" East, 96.13 feet to an existing iron pin; thence,

Still with the right-of-way of Tusculum Road North 66 degrees 30' 13" East 24.02 feet to an existing iron pin at the start of a return curve; thence,

With said return curve to the right, a radius of 30.0 feet, having a curve length of 55.25 feet with a chord bearing and distance of South 60 degrees 44' 24" East, 47.76 feet to an iron pin set on the westerly right-of-way line of Nolensville Road, a 152 foot right-of-way; thence,

With the westerly right of way line of Nolensville Road South 7 degrees 59' 00" East 225.00 feet to an iron pin set, a corner of Medthal & Associates; thence,

Leaving Nolensville Road with the common line of Medthal & Associates and this tract South 82 degrees 01' 00" West, 155.00 feet to an iron pin set; thence,

Continuing with said common line North 7 degrees 59' 00" West 226.95 feet to the point of beginning and containing 37,550 square feet or 0.86 acres, more or less.

Being the same property conveyed to Hollingsworth Oil Company, Inc. by deed of record as Instrument Number 20010425004114, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by Grantors herein.

unimproved ☐

This is improved ☒ property, known as 927 Gallatin Road, Nashville, TN

(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 hands this 26th day of April, 2001.

Hollingsworth Oil Company, Inc.

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, a Notary Public in and for said County and State, personally appeared, who acknowledged himself to be the President of Hollingsworth Oil Company, Inc., and being authorized so to do executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 26th day of April, 2001.

Commission expires:

9-28-04

BRUCE N. OLDHAM
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

_____
Notary Public