FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/01 15:08 2pgs
Fees:13.00 Taxes:736.30

20011001-0105800

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 20 01

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Al Farooq Islamic Center, Inc. (NAME)	NEW OWNER (NAME)	MAP 105-07-0
1421 4th Ave. South (ADDRESS)	(ADDRESS)	PARCELS 488 & 418
Nashville, TN 37210 (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, Christina Ribbons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Al Farooq Islamic Center, Inc.

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:
Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of B.F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, Page 115, Register's Office for said County, less that portion conveyed to the City of Nashville for the widening of Fourth Avenue South, as of record in Book 1005, Page 393, Register's Office for said County.

Said part of Lot No. 40 fronts 50 feet, more or less, on the westerly side of Fourth Avenue South, formerly the Nolensville Turnpike, as widened, and runs back 126 feet, more or less, on the southerly line and 81 1/2 feet, more or less, on the northerly line, with the southerly margin of an alley, to an alley in the rear, measuring 67 feet on said rear line.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Coursey Subdivision, of record in Book 5190, Page 517, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 56 feet on the westerly margin of 4th Avenue South and runs back 158.89 feet on the northerly side lot line and 185.10 feet on the southerly side lot line, being a broken line, to a line on the rear on which

CONTINUED

unimproved ( )
This is improved (X) property, known as 1421 & 1413 4th Ave. South, Nashville, TN 37210
(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 my hand this 25th day of September, 20 01

Christina Ribbons

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 Christina Ribbons

the bargainor _____, with whom I am personally aequainted 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 official seal at Nashville, Tennessee, this 25th day of September 20 01

Commission expires 3/24/2003

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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 or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

it measures 12.96 feet thereon.

BEING the same property conveyed to Christina Ribbons by deed from P & P Properties, a Tennessee General Partnership, of record in Instrument 20010308-0022060, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to a Deed of Trust executed by Christina Ribbons and John R. Wall, husband and wife, to Deveroux D. Cannon, Jr., Trustee, for Ursula M. Mitchell, Trustee of the Ursula M. Mitchell Revocable Trust, dated March 7, 2001, and filed for record in Instrument 20010308-0022061, Register's Office for said County, with an unpaid principal amount of approximately $150,000.00, which the grantees herein hereby assume and agree to pay.