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Brx36

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Shabbir Bahora and Zarina Bahora
6642 Nolensville Road
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/22/02 16:03 2pgs
Fees:13.00 Taxes:3907.20
20020122-0008733

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-5
PARCEL 175
22W-20560

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE 12TH AVENUE SOUTH TRUST, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Shabbir Bahora and wife, Zarina Bahora, as tenants by the entirety, 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:
BEING the northerly part of Lot No. 16, on the Plan of Welcker's Addition to Nashville, of record in Plat Book 21, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 16 fronts 50 feet, more or less, on the westerly side of 12th Avenue South, as widened, and runs back between lines 197.1 feet, more or less, on the north line and 191.23 feet on the south line to the easterly margin of an alley, on which it measures 50 feet.

TRACT II:
BEING Lot No. 17, on the Plan of Welker's Addition, of record in Plat Book 21, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot fronts 101-1/2 feet on the westerly side of 12th Avenue South, formerly Kayne Avenue, and runs back between lines, 185 feet on the northerly line and 170 feet on the southerly line to an alley in the rear, measuring 100 feet thereon.

TRACT III:
BEING Lot No. 1, on the Plan of Edgehill Estates, Section 49, of record in Plat Book 4470, Page 35, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 fronts 45.71 feet on the west margin of 12th Avenue South and extends back 187.18 feet on the south line and 193.77 feet on the north line, to a line on the rear, on which it measures 46 feet.

Being the same property conveyed to THE 12TH AVENUE SOUTH TRUST , by deed from RESOURCE HOUSING CORPORATION of record in Book 10320, Page 414, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4220, Page 723, revised in Book 6236, Page 263 (Tract III only), and such easements and setback lines of record in Plat Book 21, Page 97 and Plat Book 4470, Page 35, said Register's Office. Terms and provisions of record in Book 4875, Page 308, and Certificate of Compliance of record in Book 6924, Page 614, said Register's Office. (Tract III only) This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2001 have been paid. Taxes for 2002, books not ready.

This is improved property known as 1423 & 1429 12th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Shabbir Bahora and wife, Zarina Bahora, their heirs and assigns, forever; and THE 12TH AVENUE SOUTH TRUST does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of January, 2002.

THE 12TH AVENUE SOUTH TRUST

By: MID STATE BROKERAGE, INC., Trustee
Bruce Bodor, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bruce Bodor, Vice-President of MID STATE BROKERAGE, INC., Trustee for THE 12TH AVENUE SOUTH TRUST, 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 and who further acknowledged that he is the Vice-President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of January, 2002.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 1,056,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of January, 2002.

NOTARY PUBLIC
My Commission Expires: