STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for
this transfer or value
(whichever is greater)
is $180,000.00.

Davidson County DEEDWARR
Recvd: 01/24/02 14:55 3pgs
Fees:18.00 Taxes:666.00
20020124-0010128

Affiant

Subscribed and sworn to before me, this
24th day of January, 2002.

Notary Public

My Commission Expires: 9/24/04

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Najah Alikaby 7439 Hwy. 70 Nashville, TN 37221	Same	Map: 120-1 Parcel: 153

WARRANTY DEED

For and in consideration of the sum of One and 00/100 ($1.00) Dollars, cash and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Frank Carr Tanksley, unmarried,** the Grantor herein, has bargained and sold, and by these presents does transfer and convey unto **Najah Alikaby, unmarried,** the Grantee herein, his assigns and representatives, all of his right, title and interest in and to that certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee described partly according to a survey made by Erle Drake, County Surveyor, August 9, 1934 as follows:

Beginning in the center of the right-of-way of the Old Murfreesboro Pike at the most southeast corner of the property conveyed to University of Nashville by deed from W.A. Dickson and wife, of record in Book 1320, page 478, Register's office for said County; thence with the center of said Murfreesboro Pike, south 50.5 degrees east 119 feet; thence north 46 degrees east 290 feet; thence north 2.75 degrees east 480 feet, more or less, to a point in the northern boundary line of the original tract of 7.335 acres conveyed to Otto Uthman and wife, by deed from American Property Company, of record in Book 1072, page 55, said Register's Office; thence north 84.75 degrees west 15 feet, more or less, to a point which is north 84.75 degrees west 205.5 feet from the northeast corner of said 7.335 acre tract; thence south 54.5 degrees west 74 feet; thence south 30.75 degrees west 171.5 feet; thence south 11.5 degrees west 326 feet; thence south 46 degrees west 139 feet to the beginning.

Being the same property conveyed to G.O. Uthman and Charles Uthman by deed

from Otto Uthman and wife, Martha Uthman, of record in Book 2445, page 41, Register's Office for said County; the said G.O. Uthman having since died, devising his interest in said property to Ruby B. Uthman by Will of record in Will Book 55, pages 586-592, Probate Court of Williamson County, Tennessee; said Will being recorded in Book 9462, page 244, Register's Office for Davidson County, Tennessee. Ruby B. Uthman conveyed her husband's one-half interest in the property to Charles Uthman by Quitclaim Deed of record in Book 9497, page 820, Register's Office for Davidson County, the said Charles Uthman having since died, devising the property to Mary Elizabeth Tanksley Uthman by will of record in Will Book 206, page 677, Probate Court for Davidson County, Tennessee, the said Mary Elizabeth Tanksley Uthman having since died, devising said property to Frank Carr Tanksley by will of record in Will Book 224, page 86, Probate Court for Davidson County, Tennessee, and in Instrument No. 20001116-0113633, said Register's Office.

Included in the above description, but excluded from the conveyance herein, is the property conveyed to Fred C. Hardeman by Deed of Gift from Charles Uthman of record in Book 9490, page 977, said Register's Office, and more fully described below:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron fence post, which is located 10 feet west of concrete curb and N 45 degrees 41' E, 255.3 feet from a point at a storm sewer cover adjacent to Murfreesboro Road, and west of driveway leading up to Shell's Restaurant; thence N 03 degrees 48' East for 480.2 feet to iron pin; thence S 56 degrees 07' W 72.2 feet to iron pin; thence S 32 degrees 09' W 172.88 feet to existing monument; thence S 13 degrees 18' W 102.58 feet, more or less, to iron pin; thence S 48 degrees 49' E (distance unknown) back to beginning point at iron fence post.

Being the same property conveyed to Fred C. Hardeman by Deed of Gift from Charles Uthman of record in Book 9490, page 977, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2002 to be prorated and assumed by Grantee.

2. Water supply pipe grant of record in Book 1181, page 158, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book in Book 4130, page 72, Book 3827, page 776, Book 3827, page 772, Book 3827, page 768, and in Book 3463, page 244, Register's Office for Davidson County, Tennessee.

4. Subject to Right-of-Way for any land laying in the bounds of Murfreesboro Pike.

5. Subject to right of ingress and egress across subject property to and from Murfreesboro Road, for the benefit of owners of the adjacent property conveyed to Fred C. Hardeman by deed of record in Book 9490, page 977, Register's Office for Davidson County, Tennessee.

This is improved property known as 1208 Murfreesboro Road, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his assigns and representatives forever. And we, do covenant with the said Grantee that we are lawfully seized and possessed of said interest in said

land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And we, do further covenant, warrant and forever defend the title to the said land to the said GRANTEE, his assigns and representatives against the lawful claims of all persons, whomsoever.

WITNESS our hands this 24th day of January, 2002.

Frank Carr Tanksley

Frank Carr Tanksley

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 **Frank Carr Tanksley**, 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 official seal at Nashville, Tennessee, this 24th day of January, 2002.

Debbie King Dunn

NOTARY PUBLIC

My Commission Expires: 7/24/04