PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 43338

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/08/02 14:09 3pgs
Fees:18.00 Taxes:569.80

20020408-0042675

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Hasan M. Obedala 4302 Dale Avenue Nashville TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 118-10-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$154,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned E. Paul Rector, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hasan M. Obedala** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being described as follows:

Being Lots Number 23, 24, 25, 26 and parts of Lots Number 21 and 22 of Block "D" on the map of Blocks "C" and "D" in Battlefield Estates, Section Number 2, as of record in Book 974, page 59, Register's Office for Davidson County, Tennessee, and described according to a survey of Hal R. Swan, Jr., Surveyor, May 26, 1956, as follows:

Beginning on the southerly margin of Park Terrace, at the corner of lots number 26 and 27, thence with the line between said two lots, southwardly 227.2 feet; thence westwardly 124.5 feet to a point 4.5 feet west of the corner of lots number 22 and 23; thence northwestwardly with the center of a creek 235 feet to the southerly margin of Park Terrace, at a point 24.4 feet west of the corner of lots number 21 and 22; thence with the southerly margin of said Park Terrace, eastwardly 174.4 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED IN THE PROPERTY BEING CONVEYED HEREIN is that portion of the above described property taken by the State of Tennessee for the use and benefit of the Department of Highways by order of the Third Circuit Court of Davidson County, Tennessee, an order of which is of record in Book 4405, page 494, said Register's Office, and which portion of the property is described as follows:

Land in Davidson County, Tennessee, being parts of lots number 21, 22, 23, 24, 25, and 26 of Block "D", Battlefield Estates, Section 2, as of record in Book 974, page 59, said Register's Office, as follows:

Beginning at a point in the southerly margin of Park Terrace said point being the northwest corner of Lot No. 27 on said Plan which is (was) R. E. Haliburton's northwest corner; thence with Haliburton's westerly boundary southwardly 20.2 feet to a point; thence north 45 degrees 25 minutes west 36.2 feet to the common corner of lots 25 and 26 in the southerly margin of said Park Terrace; thence south 65 degrees 56 minutes west 71.8 feet to a point in lot line 23 and 24; thence north 80 degrees 5 minutes west 81 feet, more or less, to a point in the westerly boundary of the captioned property; thence with said boundary north 3 degrees 53 minutes west 41 feet, more or less, to the southerly margin of Park Terrace; thence with said margin eastwardly 180 feet to the point of beginning and containing 0.113 acres.

Being a portion of the same property conveyed to William Earl Brown and wife, Bessie Louise Hawkins Brown by deed from Leslie P. Vantrease and wife, Josephine Vantrease, of record in Book 2639, page 213, said Register's Office. William Earl Brown has since died.

Note, there is retained an easement in favor of the owner of the property conveyed herein, across the westerly 150 feet along Park Terrace of the property taken by the State of Tennessee, as described above.

Being the same property conveyed to E. Paul Rector, a single person by deed from Bessie Louise Hawkins Brown, a widow of record in Book 7560, page 908, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974 Page 59, said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage Granted to Metro Gov. of Nashville and Davidson County of Record in Book 9596, page 321, Register's Office for Davidson County, Tennessee; Subject to an Easement Agreement for Ingress and Egress of Record in Book 4728, page 595, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 803 Park Terrace, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of March, 2002 .

E. Paul Rector

State of TENNESSEE

County of WILLIAMSON

On this 25th day of March, 2002 , before me the undersigned authority, personally appeared **E. Paul Rector** . to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 26, 2003

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $154,000.00

Hasan M. Obedala
Affiant

Sworn and subscribed before me this 25th day of March, 2002

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 26, 2003