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Davidson County DEEDWARR
Recvd: 05/08/02 11:31 3pgs
Fees:18.00 Taxes:259.00
20020508-0056778

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Mohamad Alkhatib
Affiant

Subscribed and sworn to before me, this 3rd day of May, 2002.

Notary Public

My Commission Expires: 10/16/05

Address New Owner As Follows:
Mohamad Alkhatib
370 Belle Valley Drive
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
Map 043
Parcel 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE ANTON, JOHN THOMAS HOLLAND, II, SARAH A. ANDERSON, EXECUTRIX OF THE ESTATE OF HOWARD W. ANDERSON, AND MARK H. ANDERSON, EXECUTOR OF THE ESTATE OF HOWARD W. ANDERSON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MOHAMAD ALKHATIB**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2, of the Borchert Subdivision, of record in Plat Book 5800, at page 132, Register's Office Davidson County to which reference is hereby made for a more complete description.

Being the same property conveyed to George Anton, John Thomas Holland, II and Howard W. Anderson by deed from M. A. Borchert D/B/A Borchert Investment Properties of record in Book 6263, page 373, Register's Office for Davidson County, Tennessee. Howard W. Anderson having since died leaving his Last Will and Testament, which has been probated as #008-1860, Probate Court for Davidson County, Tennessee. Pursuant to Section 11 of said Will, the subject property is deemed to be a part of the probate estate and is subject to sale by the Executor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5800, page 132, Register's Office for said County.

3. Joint Easement Agreement of record in Book 6263, page 376, Register's Office for said County.

4. Subject to an unrecorded Lease concerning a certain billboard, it being understood and agreed that the lease payments will continue to be paid to the Grantors herein until the promissory note referred to in a certain Deed of Trust recorded simultaneous herewith is paid in full.

This is unimproved property known as 417 Myatt Drive, Madison, TN 37115.

This is not the principal place of residence of the Grantors herein.

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 heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3rd day of May, 2002.

George Anton

John Thomas Holland, II

The Estate of Howard W. Anderson

By: Sarah A. Anderson
Sarah A. Anderson, Executrix

By: EXECUTOR
Mark H. Anderson, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE ANTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 2002.

Notary Public

My Commission Expires: 11/27/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN THOMAS HOLLAND, II**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 2002.

Notary Public

My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH A. ANDERSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **EXECUTRIX OF THE ESTATE OF HOWARD A. ANDERSON,** 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, at office, this 3rd day of May, 2001.

Notary Public

My Commission Expires: 11/27/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK H. ANDERSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **EXECUTOR OF THE ESTATE OF HOWARD A. ANDERSON,** 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, at office, this 3rd day of May, 2001.

Notary Public

My Commission Expires: 5/28/2003

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