Davidson County DEEDWARR
Recvd: 05/09/02 11:34 3pgs
Fees:18.00 Taxes:1110.00

20020509-0057288

FILE NO: 20010168

PICK-UP

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Saleem Oil, Inc.	(NAME) New Owner	Map 105-9 Parcel 52
(STREET ADDRESS) 1801 - 12th Avenue South	(STREET ADDRESS) Same	
(CITY) (STATE) (ZIP) Nashville, TN 37212	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JULIUS LUCAS and wife, LORRAINE LUCAS,** have this day bargained and sold, and do hereby transfer and convey unto the said, **Saleem Oil**, Inc. the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Julius Lucas, a married man, by deed of record in Book 5637, page 717, Register's Office, Davidson County, Tennessee.

Lorraine Lucas, spouse, of the above named Julius Lucas, joins in this Deed for the purpose of releasing any and all rights she may have in and to the above-described property, especially marital rights.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $300,000.00.

Subscribed and sworn to before me this the 30th day of April, 2002.

Affiant

My commission expires: 01/31/04

Notary Public

This is improved property known as 1801 12th Ave. South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 29 of April, 2002.

Julius Lucas

Lorraine Lucas

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIUS LUCAS and wife, LORRAINE LUCAS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Los Angeles, California, this 29 day of April, 2002.

SHARON DENISE ANDERSON
Commission # 1304400
Notary Public - California
Los Angeles County
My Comm. Expires May 13, 2005

Sharon Denise Anderson
Notary Public
My Commission Expires: May 13, 2005

ENCUMBRANCES:

1. 2002 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of record in Plat Book 4715, page 86, said Register's Office, including a 5-foot Nashville Gas Co. easement and 10-foot proposed utility easement along 12 Ave. South, Wedgewood Ave. and portion of southerly lot lines (as depicted on survey).
3. Subject to Restrictive Covenants of record in Book 4750, page 721 and in Book 4220, page 723, Register's Office, Davidson County, Tennessee.
4. Subject to all matters shown on ALTA/ACSM Land Title Survey by Steven E. Artz and Associates, Inc. Land Surveyors, project No. 020155, dated 4/8/02, including above-referenced matters and an overhead electric line across property.

Exhibit "A"
Legal Description

Beginning at an iron pin (new), in the westerly margin of 12th Avenue South, the northeast corner of a tract of land, which belongs to Ted F. Walker, having a deed reference in Book 5524, Page 214, RODCT, the southeast corner of this tract, and continuing, as follows:
N 81°27'07" W, passing the northwest corner of said tract of land which belongs to Ted F. Walker, and the northeast end of Alley No. 428, continuing on passing the northwest end of Alley No. 428, a corner of a tract of land which belongs to the Metropolitan Government o Nashville and Davidson Co., TN., having a deed reference in Book 6301, Page 76, RODCT, and continuing in all, 266.20 feet to an iron pin (new), a corner of said tract of land which belor to the Metropolitan Government of Nashville and Davidson Co., TN.;
thence, N 09°40'53" E, 76.02 feet to an iron pin (new), in the southerly margin of Wedgewoo Avenue, a corner of said tract of land which belongs to the Metropolitan Government of Nashville and Davidson Co., TN.;
thence with the southerly margin of Wedgewood Avenue, as follows:
N 79°24'23" E, 1.01 feet to an iron pin (new);
thence with a curve to the right, having a radius of 1160.00 feet, an arc distance of 257.97 feet, and a chord bearing of N 85°46'37" E, 257.44 feet to an iron pin (new), in the southerly margin of Wedgewood Avenue;
thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 46.20 feet, and a chord bearing of S 34°54'25" E, 39.90 feet to an iron pin (new), in the westerly margin of 12th Avenue South;
thence with the westerly margin of 12th Avenue South, as follows:
S 18°01'58" W, 35.27 feet to an iron pin (new);
thence with a curve to the left, having a radius of 940.00 feet, an arc distance of 70.09 feet, and a chord bearing of S 15°53'49" W, 70.07 feet, to the point of beginning, containing 0.70 acres, as surveyed by Steven E. Artz, Tennessee No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 S. Brown St., Suite 600, Springfield, TN. 37172, dated April 8, 2002.

Being the same property conveyed to Julius Lucas, a married man, by deed from Julius Lucas, Trustee for Lucasini, Inc. Employees' Pension Plan, of record in Book 5637, page 717, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY AS RECEIVED