PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/22/02 10:38 4pgs
Fees:23.00 Taxes:1480.00
20020522-0062306

W & I Ref: (GJ) Title No: 43372

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jamil Bahur Hamied Saleh c/o Eppes Cpa Pllc 109 Lafayette St Nashville, TN 37210	Same

TAX MAP-PARCEL NUMBERS: 093-16-043, 093-16-042, 093-16-046, 093-16-047, 093-16-048, 093-15-371, 093-15-372, 093-15-373, 093-15-375, 093-16-045,

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned H.G. Hill Realty Company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jamil Bahur and Hamied Saleh 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:**

Tract I

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a PK nail set at the intersection with the southerly right-of-way line of Lafayette Street, 80 feet in width, and the easterly right-of-way line of Wharf Avenue, 74 feet in width;

Thence leaving the easterly right-of-way line of Wharf Avenue with the southerly right-of-way line of Lafayette Street, with a curve to the right, along an arc length of 45.46 feet, the central angle of which is 104 degrees 11 minutes 02 seconds, the radius of which is 25.00 feet, the chord of which is North 60 degrees 51 minutes 07 seconds East 39.45 feet to a PK nail set.;

Thence South 67 degrees 03 minutes 22 seconds East, 300.14 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 19.69 feet, the central angle of which is 75 degrees 12 minutes 20 seconds, the radius of which is 15.00 feet, the chord of which is South 29 degrees 27 minutes 12 seconds East, 18.31 feet to an iron rod set, at the intersection with the westerly right of way line of Claiborne Street, 50 feet in width;

Thence leaving the southerly right of way line of Lafayette Street with the westerly right of way line of Claiborne Street, South 08 degrees 08 minutes 58 seconds West, 44.40 feet to an iron rod set, at the intersection with the northerly right of way line of Alley Number 158, 20 feet in width;

Thence leaving the westerly right of way line of Claiborne Street, with the northerly right of way line of Alley Number 158, North 81 degrees 48 minutes 54 seconds West, 70.00 feet to a point, at the intersection with the westerly terminus of Alley Number 158;

Thence leaving the westerly terminus of Alley Number 158, with the southerly right of way line of Alley Number 158, South 81 degrees 48 minutes 54 seconds East, 70.00 feet to an iron rod set, at the intersection with the westerly right of way line of Claiborne Street;

Thence leaving the southerly right of way line of Alley Number 158, with the westerly right of way line of Claiborne Street, South 08 degrees 08 minutes 58 seconds West 60.00 feet to a PK nail set in the northerly right of way line of Alley Number 158, 20 feet in width;

Thence leaving the westerly right of way line of Claiborne Street with the northerly right of way line of Alley Number 158, North 81 degrees 48 minutes 54 seconds West, 175.29 feet to an iron rod set, at a corner common with the property of Jeanne Williamson and Jesse Hogan, as of record in Deed Book 7381, Page 60, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Alley Number 158, with the easterly property line of Jeanne Williamson and Jesse Hogan, North 08 degrees 27 minutes 17 seconds East, 20.22 feet to a point;

Thence with the northerly property line of Jeanne Williamson and Jesse Hogan, North 82 degrees 20 minutes 00 seconds West, 159.41 feet to an iron rod set in the easterly right of way line of said Wharf Avenue;

Thence with the westerly right of way line of Wharf Avenue, North 08 degrees 45 minutes 36 seconds East, 172.67 feet to the point of beginning, containing 55,246 square feet or 1.268 acres more or less;

Being the same property conveyed to H. G. Hill Realty Company, as of record in Deed Book 2737, page 563; Deed Book 1784, page 231, Deed Book 1132, page 134, Deed Book 1129, Page 309, Deed Book 7337, page 588, Deed Book 3256, page 635; Deed Book 1970, page 259; Deed Book 2748, page 225 and Deed Book 2802, page 297, at the Register's Office for Davidson County, Tennessee.

Tract II

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the easterly right of way line of Wharf Avenue, 74 feet in width, at a corner common with the property of Celestine Woods, as of Record in Deed Book 10401, page 285, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right of way line of Wharf Avenue, North 08 degrees 45 minutes 36 seconds East, 39.43 feet to an iron rod set, at a corner common with the property of Jeanne Williamson and Jesse Hogan, as of record in Deed Book 7381, page 60, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right of way line of Wharf Avenue with the southerly property line of Jeanne Williamson and Jesse Hogan, South 82 degrees 20 minutes 00 seconds East, 149.62 feet to an iron rod set, in the westerly right of way line of Alley Number 96, 20 feet in width;

Thence with the westerly right of way line of Alley Number 96, South 08 degrees 27 minutes 17 seconds West, 39.43 feet to an iron rod set, at a corner common with the property of Celestine Woods;

Thence leaving the westerly right of way line of Alley Number 96, with the northerly property line of Celestine Woods, North 82 degrees 20 minutes 00 seconds West, 149.83 feet to the point of beginning. Containing 5,902 square feet or 0.136 acres more or less.

Being the same property conveyed to H. G. Hill Realty Company, as of record in Deed Book 3702, page 431, at the 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; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 21 Page 84 and 85, said Register's Office

This is improved property, known as: 105 Lafayette Street, 103 Lafayette Street, 115 Lafayette Street, 99 Lafayette Street, 101 Lafayette Street, 53 Wharf Avenue, 49 Wharf Avenue, 113 Lafayette Street, all in 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, 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 claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 17 day of May, 2002.

H. G. Hill Realty Company

By: Wentworth Caldwell Jr.
Title: Chairman

H. G. Hill Realty Company

By: _____
Title: Vice President

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Wentworth Caldwell Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chairman (or other officer authorized to execute this instrument) of **H. G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 17th day of May, 2002.

W. D. McNeilly Jr.
Notary Public

My Commission Expires: July 27, 2002

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Celeste Patterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Vice President (or other officer authorized to execute this instrument) of **H. G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 17th day of May, 2002.

Joey M. Young
Notary Public

My Commission Expires: 1/28/06

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $400,000.00

Affiant

Sworn and subscribed before me this 22nd day of May, 2002.

Notary Public

My Commission Expires: 5-29-05

