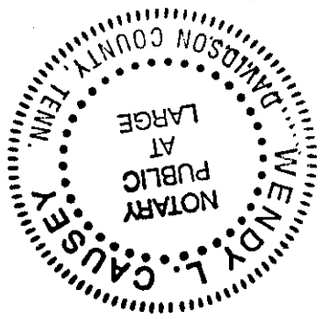
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/07/02 10:32 4pgs
Fees:23.00 Taxes:62.90
20020607-0069483

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terry Woodall | Terry Woodall | Map 101 |
| (NAME) | (NAME) | Group 00-0 |
| 116 Gower Rd. | SAME | |
| (ADDRESS) | (ADDRESS) | Parcel 116 |
| Nashville, TN | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Four Star Realty Investment Company ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terry Woodall ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

Being the same property conveyed to Four Star Realty Investment Company by Final Decree Confirming Sale deed from Clerk and Master of record in Deed Book 5273, page 10, Register's Office for said County.

Four Star Realty Investment Company is a general partnership composed of Harris A. Gilbert, Leon Gilbert, Morris Levine and Jack Cohen. Jack Cohen having since died * *testate leaving Bessie Cohen as surviving heir. Bessie Cohen having since died leaving Howard Cohen as Executor with authority and power to sell real property. Howard Cohen executes this instrument in order to convey any interest he or the estate of Bessie Cohen may have in subject property. Morris Levine having since died leaving Gay Levine Eisen as executrix with authority and power to sell real property. Gay Levine Eisen executes this instrument in order to convey any interest she or the estate of Morris Levine may have in subject property. Leon Gilbert having since died leaving Harris A. Gilbert as executor with authority and power to sell real property. Harris A. Gilbert executes this instrument in order to convey any interest he or the estate of Leon Gilbert may have in the subject property. Harris A. Gilbert is the surviving partner of Four Star Realty Investment Company and executes this instrument as such partner in order to convey subject property to the grantee named herein.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 116 Gower Road, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 22nd day of May, 2002.

Gay Levine Eisen, Executor

Harris A. Gilbert, Executor

Four Star Realty Investment Company

By: Howard Cohen

Attest: Harris A. Gilbert

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 Harris A. Gilbert, the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/22/2002

My Commission Expires: _____ Notary Public

THERESA D. CHANDLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 26, 2002

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 Harris A. Gilbert, Executor the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/22/2002

My Commission Expires: _____ Notary Public

THERESA D. CHANDLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 26, 2002

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 Gay Levine Eisen, Executor the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/22/2002

My Commission Expires: _____ _____

Notary Public

STATE of Virginia
COUNTY of Rockingham

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Howard Cohen, Executor the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/22/2002

My Commission Expires: 12/31/2003

Notary Public

**File Number2205173**

**RETURN TO:**

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

SURVEYOR'S DESCRIPTION
Four Star Realty Investment Co. Property
Located Along Gower Road

Being a tract or parcel of land located in the Eight Civil District of Davidson County, Tennessee, said tract being the same property conveyed to Four Star Realty Investment Co. by deed of record in book 5273, page 10, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way line of Gower Road, said point being located S 59°40'43" E, 10.61 feet from an existing iron pipe at the southwesterly corner of property conveyed to Monsoor Shamsaie and wife Rose Shamsaie by quitclaim deed of record in book 9199, page 266, R.O.D.C., and being the northwesterly corner of the herein described tract,

THENCE, leaving said right-of-way line with the southeasterly line of Monsoor Shamsaie S 59°40'43"E, 82.10 feet to an existing iron pipe,

THENCE, leaving said line with the northwesterly line of property conveyed to James S. Abbott by quitclaim deed of record in book 10811, page 282, R.O.D.C., S 37°00'00" W, 294.50 feet to an existing iron pipe,

THENCE, leaving said line with the northeasterly line of property conveyed to Gary L. Hess by quitclaim deed of record in book 6541, page 643, R.O.D.C., N 55°08'02" W, 203.41 feet to an iron rod located in the southeasterly right-of-way line of Gower Road,

THENCE, leaving said line with the southeasterly right-of-way line of Gower Road and a curve to the right 115.01 feet, said curve having a central angle of 5°40'24", a radius of 1161.50 feet, and a chord of N 59°28'04" E, 114.96 feet to a point,

THENCE, continuing N 62°18'16" E, 86.00 feet to a point,

THENCE, with a curve to the left 116.33 feet, said curve having a central angle (non-tangential) of 14°01'56", a radius of 475.00 feet, and a chord of N 57°42'33" E, 116.04 feet to an iron pipe and the point of beginning.

Containing 40,750 square feet or 0.935 acre, the same more or less.