WARRANTY DEED

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,320.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ikbal Salman	Ikbal Salman	119-1-245
201 GLENROSE (NAME) AVE ~~803 North 1st Street~~	201 GLENROSE AVE (NAME) ~~803 North 1st Street~~	119-1-248
(ADDRESS) Nashville, TN 37207 10	(ADDRESS) Nashville, TN 37207 10	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **C & H Properties, a Tennessee General Partnership**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Ikbal Salman**, 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:

Davidson County DEEDWARR
Recvd: 06/27/02 10:04 2pgs
Fees:13.00 Taxes:1762.38

20020627-0077351

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 201 Glenrose Ave., Nashville, TN 37210

(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 20th day of June, 2002.

C & H Properties

By:
Ronnie L. Hollingsworth, Managing Partner

Attest:
Glenn Craig, Partner

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, a Notary Public in and for said County and State, personally appeared Ronnie L. Hollingsworth and Glenn Craig, who acknowledged themselves to be the Managing Partner and Partner respectively of C & H Properties, a Tennessee General Partnership, who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 20th day of June, 2002.

Commission expires:

Notary Public

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06

File No.: 20020002

EXHIBIT A

Being 2 parcels of land located in Davidson County, Tennessee, described as follows, to-wit:

Parcel 1: Being Lot Number 178 on the Plan of Overhill City and W.H. Fox Subdivision of part of Cumberland Nurseries of record in Book 332, Page 21, Register's Office for said County. Said Lot Number 178 fronts 50 feet on the westerly side of Foster Avenue and runs back between parallel lies 150 feet to an alley.

Parcel 2: Beginning at an iron pin in the westerly right-of-way of Foster Avenue, said iron pin described as being 25.50 feet from the center line of said Avenue; and further described as being 165.50 feet from the right of way of Glenrose Avenue; thence leaving the westerly right of way of Foster Avenue, North 88 deg. 16' West a distance of 150.00 feet to an iron pin in the easterly right of way of an alley; thence with the easterly right of way of the alley North 2 deg. 30' East a distance of 100.00 feet to an iron pin; thence North 2 deg. 25' East a distance of 48.7 feet to a point in the southerly right of way of Glenrose Avenue; thence leaving the alley and with the southerly right of way of Glenrose Avenue South 89 deg. 21' East a distance of 130 feet to a point in the southerly right of way of Glenrose Avenue; thence in a southeasterly direction along a curve having a radius of 20 feet, 32.1 feet to a point on the westerly right of way of Foster Avenue South 2 deg. 31' West a distance of 131.5 feet to the point of beginning, being a lot situated in the County of Davidson, State of Tennessee.

Included in the above described parcel two (2) but specifically excluded therefrom are the following described tracts which were conveyed for the purpose of creating a right of way for street purposes:

Beginning at a point in the existing westerly right of way line of Foster Avenue, said point being on the line between Nancy Jean Dalton (as described on Map 119-1, Parcel 248 of the Property Map and Records System of Davidson County, Tennessee) and Nancy Jean Dalton (as described on Map 119-1 Parcel 245 of the Property Map and Records System of Davidson County, Tennessee) thence South 02 deg. 48' 7" West a distance of 50.00 feet along the existing right of way lien of Foster Avenue to a point on the line between Margaret George Walker (as described on Map 119-1, Parcel 244 of the Property Map and Records System of Davidson County, TN) and Nancy Jean Dalton (Parcel 119-1-245); thence North 87 deg. 51' 40" West a distance of 5.00 feet along the line between Margaret George Walker (Parcel 119-1-244) and Nancy Jean Dalton (Parcel 119-1-245) to a point and intersection of the proposed right of way; thence North 02 deg. 48' 07" East a distance of 50.00 feet along the proposed right of way to a point o the line between Nancy Jean Dalton (Parcel 119-1-248) and Nancy Jean Dalton (Parcel 119-1-245); thence South 87 deg. 51' 40" East a distance of 5.00 feet to the point of beginning, said easement containing 0.006 acres, more or less.

Tract 2: Beginning at a point in the existing southerly right of way of Glenrose Avenue, said point being South 88 deg. 55' 51" East a distance of 129.29 feet from the northwesterly corner of the aforesaid parcel; thence southwestwardly at a curve concave to the southwest having a radius of 20 feet a distance of 32.02 feet to a point of tangency on the existing westerly right of way of Foster Avenue; thence North 43 deg. 3' 52" West a distance of 28.71 feet along the proposed right of way line of Glenrose Avenue to the point of beginning, said tract containing .003 acres, more or less.

Being the same property conveyed to C & H Properties by deed from Mark Dalton, filed for record on 12/03/99 in Book 11767, Page 340, Register's Office for Davidson County, Tennessee. The said C & H Properties, LLC having since merged in to C & H Properties, a Tennessee General Partnership by merger agreement dated December 29, 1999 and recorded on September 7, 2000 in Record Book 632, Page 782, Register's Office for Robertson County, Tennessee.