PREPARED BY (~~AND RETURN TO~~):

Return to:
Greater Nashville Title Co.
200 Madison St.
Madison, TN 37115

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

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

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/02/02 14:03 3pgs
Fees:18.00 Taxes:795.50
20020802-0092936

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fares Mohd 519 Bell Rd. Antioch, TN 37013	SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 82-02-066, 082-03-016, 82-03-015, 082-03-012, 082-03-013, 082-03-014

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00** , 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, a Tennessee Corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Fares Mohd, **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 (Map & Parcel 82-02-066)

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sharpe and Horn's Second Sub of the Lucy H. Lindsley Land, as of record in Book 161, page 53, Register's Office for said County, and a lot adjoining same on the north fronting 35 feet on North First Street, described together as follows: Beginning on the easterly margin of North First Street at the corner of Lots Nos. 3 and 4 in the above mentioned plan, said point being 50 feet North of the northerly margin of Cleveland Street; thence northwardly with the easterly margin of said North First Street 80 feet; thence eastwardly and parallel to Cleveland Street 156 feet, more or less, to an alley; thence southwardly parallel to said North First Street 80 feet to the line betwee4n Lots Nos. 3 and 4 in said plan; thence westardly with the line between said two lots 156 feet, more or less, to the beginning.

Being the same property conveyed to H. G. Hill Realty Company by deed from Bertha Biener Rosenblum and husband, Ike Rosenblum of record in Book 1148, Page 226, Register's Office for Davidson County, Tennessee.

Tract II (Map & Parcel 82-09-016)

A lot or parcel of land in the 20th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, July 6, 1944 as follows: Beginning on the westerly margin of Joseph Avenue to a point 145.2 feet north of the northerly margin of Cleveland Street, said point being the northeast corner of the property conveyed to Wallace and Catherine Hornal, by deed from Joe Kornman and wife, of record in Book 1304, page 109, Register's Office for said County, thence with the westerly margin of said Avenue northwardly 46 feet; thence westwardly 150.8 feet to the easterly margin of an alley, thence with said alley, southwardly 46 feet to the northwest corner of said Hornal lot; thence with the northerly line of the same eastwardly 151.3 feet to the point of beginning.

Being the same property conveyed to H. G. Hill Realty Company by deed from Rudolph Haskins and wife, Daserlean Haskins of record in Book 2996, page 591, Register's Office for Davidson County, Tennessee.

Tract III (Map & Parcel 82-03-015)

Land in the 20th Ward of the City of Nashville, Davidson County, Tennessee, described as follows: Beginning on the westerly margin of Joseph Avenue at the northeast corner of Lot No. 67 in Sharpe and Horn's Second Subdivision, a plan of which is of record in Book 161, page 53, Register's Office for said County, owned by R. L. Wright; thence with the westerly margin of said Avenue, northwardly 50 feet to a stake, J. R. Allen's southeast corner; thence with the southerly line, westerly 150 feet, more or less, to the easterly margin of an alley; thence with said alley, southerly 50 feet to the northwest corner of said Lot No. 67; thence with the northerly line of said lot; easterly 150 feet, more or less, to the beginning.

Being the same property conveyed to H. G. Hill Realty Company by deed from Everett B. Neal and wife, Mattie M. Neal of record in Book 2910, page 619, Register's Office for Davidson County, Tennessee.

Tract IV (Map & Parcel 082-03-012; 82-03-013; 82-03-014)

Land in the 20th Ward of Nashville, Davidson County, Tennessee, being parts of Lots 67 and 68 in Sharpe-Horne's Second Addition of record in Book 161, page 53, Register's Office for said County. Said parts of Lots 67 and 68 are located on the northwest corner of Joseph Avenue and Cleveland Street, in the City of Nashville, Tennessee and fronts fifty (50) feet more or less on the northerly side of Cleveland Street and runs back between parallel lines 95 feet more or less to a dead line.

Being the same property conveyed to H. G. Hill Realty Company by deed from Bessie Jenkins, a widow of record in Book 3070, page 289, Register's Office for Davidson County, Tennessee.

And

Land in Davidson County, Tennessee being the middle part of lots Nos. 67 and 68 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, page 53, Register's Office for said County, more particularly described as follows: Beginning at a point in the northerly margin of Cleveland Street, and beginning point is 50.7 feet west of the northwest corner of Cleveland Street and Joseph Avenue, and being Frank Lee Jenkins and wife's southwest corner; running thence with the northerly margin of Cleveland Street, westwardly 55.6 feet, thence northwardly 95 feet; thence eastwardly 55.6 feet; thence southwardly 95 feet to the northerly margin of Cleveland Street, the point of beginning.

Being the same property conveyed to H. G. Hill Realty Company by deed from Bessie McReynolds Clark of record in Book 2997, page 481, Register's Office for Davidson County, Tennessee.

And

Land in Davidson County, Tennessee being the westerly 46.7 feet of Lots Nos. 67 and 68 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, page 53, Register's Office for said County, said part of lots Nos. 67 and 68 fronts 46.7 feet on the northerly side of Cleveland Street, formerly Joy Avenue, and runs back between parallel lines, with the easterly margin of an alley, 95 feet to a dead line.

Being the same property conveyed to H. G. Hill Realty Company, a Tennessee corporation by deed from A. M. Bates and wife, Mable C. Bates of record in Book 2098, page 619, Register's Office for Davidson County, Tennessee.

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 161, Page 53, said Register's Office; Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Nashville Housing Authority by instruments of record in Book 4502, page 725, 729 & 732, said Register's Office.

This is improved and unimproved property, known as: 901 Dickerson Pike; 109 Cleveland Street; 111 Cleveland Street; all in Nashville, TN

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 31st day of July, 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 31st day of July, 2002.

_____

Notary Public

My Commission Expires: 10/8/05

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 31st day of July, 2002.

_____

Notary Public

My Commission Expires: 10/8/05

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: $215,000.00

_____

Affiant

Sworn and subscribed before me this 31st day of July, 2002.

_____

Notary Public

My Commission Expires: 5/28/2006

ANGIE HEARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: MAY 28, 2006