PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/02 15:07 2pgs
Fees:13.00 Taxes:94.35
20021011-0125426

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
AHMED SANHARI and FATIMA CHABAREK 175 Lafayette Street Nashville, TN 37210	AHMED SANHARI 175 Lafayette Street Nashville, TN 37210 MAP-PARCEL NUMBER Map 105-3-227
THIS INSTRUMENT PREPARED BY: WILLIAM E. PORTER Attorney at Law 213 Third Avenue, North Nashville, Tennessee 37201 615/250-8100	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $25,500.00. Peggy D. Mathes, Adm Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF OCTOBER, 2002. Jeannette Ruddy Notary Public My Commission Expires: 11/29/03

FOR AND IN CONSIDERATION OF ten dollars cash in hand other good and valuable consideration paid by the grantees herein the receipt and sufficiency of which is hereby acknowledged, I, **PEGGY MATHES, ADMINISTRATOR FOR THE ESTATE OF RONALD MARTIN, DECEASED** (hereinafter referred to as "Grantor") has bargained and sold, and does hereby transfer and convey, unto **AHMED SANHARI,** and **FATIMA CHABAREK** , their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tract 3, being part of Lot 12 on the Plan of John Nelson's Addition to South Nashville, of record in Book 2, page 182, Register's Office for Davidson County, Tennessee described as follows:

BEGINNING at a point in the west margin of Third Avenue, South 17.6 feet north of the southeast corner of said Lot 12, being the northeast corner of the land conveyed to Nashville Gas and Heating Company by deed of record in Book 1643, page 177; thence along their north line westerly 140 feet to a point; thence North 49.9 feet to a point; thence easterly 140 feet to the southerly 49.9 feet to the point of beginning.

Being the same property conveyed to R. Maurice Martin, by deed from William E. Epley and wife, Barbara S. Epley of record in Book 9358, page 675, said Register's Office. The said R. Maurice Martin died intestate in Davidson County on January 19, 2001. R. Maurice Martin and Ronald Martin are one and the same person.

This is improved property known as 1253 A Third Avenue South, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 2nd day of October, 2002.

Peggy D. Mathes, Adm.
PEGGY MATHES

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeanette Ruddy, a Notary Public in and for said County and State, **PEGGY MATHES**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. AS ADMINISTRATOR

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 2002.

Jeanette Ruddy
NOTARY PUBLIC

My Commission Expires: 11/29/03.

