PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/02 15:09 2pgs
Fees:13.00 Taxes:26.27
20021011-0125427

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
AHMED SANHARI 175 Lafayette Street Nashville, TN 37210	AHMED SANHARI 175 Lafayette Street Nashville, TN 37210 MAP-PARCEL NUMBER Map 105-3-228
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 $7,100.00. Peggy D. Mathes Adm. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF OCTOBER, 2002. Jeanette Rudd Notary Public My Commission Expires: 1/24/03

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, Tennessee, being parts of Lots Nos. 2, 4, 6 and 7 on the Plan of Lester's Subdivision of part of Lot No. 13 in John Nelson's Addition to South Nashville, as of record in Plan Book 1, page 75, Chancery Court at Nashville, described as follows:

Beginning on the westerly margin of Third Avenue South, formerly College Street, at the southeast corner of the property conveyed to Sophie Goodman by deed from Annie Goodman of record in Book 249, page 289, Register's Office for said County; thence with said Avenue, southwardly 45 feet, more or less, to the beginning of a curve; thence around said curve in a southwesterly direction 108 feet, more or less, to the northerly margin of Tutwiler Avenue, or Hart Street; thence with same, westwardly 62 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 45 feet, more or less, to the southwest corner of said Goodman property; thence with the southerly line of same, eastwardly 120 feet, more or less to the beginning.

Being the same property conveyed to **R. MAURICE MARTIN**, by deed from **SHERRON WEINBERGER JOEL GORDON AND EVA R. GARFINKLE**, of record in Book

7588, page 838, 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 unimproved property known as 1255 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.

