Davidson County DEEDWARR
Recvd: 07/08/03 08:46 2pgs
Fees:13.00 Taxes:851.00

20030708-0093341

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2003.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

E. MANNIX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

My Commission Expires NOV. 25, 2006

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Mohammad R. Shams	NEW OWNER	**134-15-0-26.00**
1409 Antioch Pike		
Nashville, TN 37211		

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

James D. Little,Jr. and wife, Cecilia Kay Little

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

Mohammad R. Shams, a single man

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:

Land in the 5th Civil District of Davidson County, Tennessee formerly Lot No. 3, 4, 5, 6, & 7 on the unrecorded Plat of the northwesterly part of the L. C. Hartley Property, combined into one tract and parcel and described by a survery by Raymond E. Binkley, surveyor, dated June 1976 as follows:

Beginning at an iron pin in the westerly margin of Antioch Pike, said point beginning the common front corner of Lot No. 1043 of Cherokee Hills Subdivision, Section 10 (Plat Book 4660, Page 27), thence S. 45 deg. 49', 50" W a distance of 47.07 feet to a concrete monument; thence S. 40 deg. 40' 49" W a distance of 60 feet to a concrete monument; thence S.32 deg. 53' 48" W a distance of 78.00 feet to an iron pin, said point also being the westerly rear corner of said Lot No. 1043; thence N 86 deg. 18' 52" W a distance of 150.98 feet to an iron pin in the easterly margin of Ezell Road; thence N. 3 deg. 33' 13" E. along the easterly margin of said Ezell Road a distance of 450.20 feet to an iron pin at the intersection of Ezell Road and Antioch Pike; thence S. 37 deg. 03' E along the southwesterly margin of Antioch Pike a distance of 395.00 feet to an iron pin, same being the point of beginning and containing 1.57 acres more of less.

Being the same property conveyed to James D. Little, Jr and wife, Cecilia Kay Little by Deed from Ethel M. Little of record in Book 7342, Page 429, Register's Office of Davidson County, Tennessee.

EXCEPTNG therefrom the Land in Davidson County, Tennessee described as follows: Right-of-Way: Beginning at a point being the southwesterly property corner and on the existing right of way line of Antioch Pike; thence along said right of way line a curve to the rignt of radius 1939.86 feet for 84.61 feet with a chord bearing N 34 deg. 18' 42" W for 84.61 feet to a point; thence continuing along said right of way line N 33 Deg. 03' 52" W for 298.79 feet to the southwest corner of the interaction of Antioch Pike and Ezell Road; thence along the existing right of way line of Ezell Road S 08 deg. 07' 27" W. for 107.67 feet to a point; thence along said curve to the right of radius 34.50 feet for 33.54 feet with a chord bearing N 35 deg. 58' 15" E. for 32.23 feet to a point; thence along a curve to the right of radius 29.50 feet for 42.80 feet with a chord bearing S 74 deg. 37' 25" E. for 39.14 feet to a point; thence 533 deg 03' 52" E for 125 feet to a point; thence along a curve to the left of radius 2024.23 feet for 161.05 feet with a chord bearing S 35 Deg. 20' 37" E. for 161.01 feet to a point on the common property line of Parcels 134-15-26 and 148-3-135; thence

along said property line N. 49 deg. 49' 27" E for 10.36 feet to the point of beginning and containing therein an area of 6704 square feet, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from James D. Little, Jr. and wife, Cecilia Kay Little of record in Book 8248, Page 352, Register's Office of Davidson County, Tennessee.

This is improved (____) Unimproved (__XX__) property, known as **1409 Antioch Pike, Nashville, TN 37211**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 30th day of June, 2003.

James D. Little

James D. Little,Jr.

Cecilia Kay Little

Cecilia Kay Little

E. MANNIX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James D. Little,Jr. and Cecilia Kay Little,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **30th** day of **June, 2003.**

E. Mannix

Notary Public

My Commission Expires: 11-25-06

E. MANNIX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires No