# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/03 14:15 2pgs
Fees:13.00 Taxes:196.10

20030714-0098101

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 7/30/05 (AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO.

MY COMM. EXP. 07/30/05

**THIS INSTRUMENT WAS PREPARED BY**

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charlie B. Mitchell, Jr. (NAME) | New Owner (NAME) | MAP 14 |
| 5605 Murfreesboro Rd (ADDRESS) | (ADDRESS) | PARCEL 83 |
| LaVergne Tn 37086 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Abdul Rahim Ashari and Sayed Kamel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie B. Mitchell, Jr.

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 8th Civil District of Davidson County, Tennessee, being Tract Number One on an unrecorded survey by Robert Spears, dated November 12, 1991, and more particularly described as follows:

Beginning at a point on the southeasterly right-of-way of Charlotte Pike (U.S. Hwy 70), said point being the most northerly corner of subject tract and being the northwesterly corner of property now or formerly owned by Clinas L. Barrett; thence leaving said right-of-way, South 44 degrees 11' 30" East, 81.59 feet from a point; thence North 64 degrees 00' 34" East, 144.00 feet to a point; thence South 29 degrees 59' 26" East, 42.00 feet to a point; thence North 75 degrees 20' 34" East, 278.51 feet to a point; thence South 31 degrees 17' 04" East, 415.11 feet to a point; thence South 43 degrees 58' 01" West, 350.00 feet to a point; thence North 35 degrees 13' 20" West, 370.00 feet to a point; thence North 77 degrees 05' 45" West, 400.00 feet to a point on the southeastly right-of-way of Charlotte Pike; thence with said right-of-way, being a curve to the right, having a radius of 768.60 feet, and in a general northeasterly direction 142.44 feet to a point; thence with an offset in said right-of-way, South 49 degrees 29' 25" East, 10.00 feet to a point; thence with said right-of-way, being a curve to the right, having a radius of 758.60 feet, and in a general noutheasterly direction 92.74 feet to the point of beginning, and containing 5.42 acres.

Being the same property conveyed to Abdul Rahim Ashari and Sayed Kamel, by deed from Tina Renee Scott, a married woman, of record in Book 10613, page 501, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have

CONTINUED

unimproved ( X )
This is improved ( ) property, known as 7665 Charlotte Pike, Nashville, TN 37221
(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 hand s this 3rd day of July, 2003

x Abdul Rahim Ashari by Sayed Kamel att on fact
Abdul Rahim Ashari

Sayed Kamel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sayed Kamal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Abdul Rahim Ashari the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Abdul Rahim Ashari, the bargainor, by the said Sayed Kamal, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 3rd day of July, 2003.

Jennifer S. Dunlap

Notary Public AT LARGE

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC DAVIDSON CO. TENN.

MY COMMISSION EXPIRES 07/30/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sayed Kamel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of July, 2003.

Jennifer S. Dunlap

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC DAVIDSON CO. TENN.

LEGAL DESCRIPTION CONTINUATION

been prorated and payment thereof is expressly assumed by the herein Grantee.