THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21133-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 09/04/03 13:30 2pgs
Fees:13.00 Taxes:481.00

20030904-0128682

WARRANTY DEED

Address New Owner: William Abu Shaar Walid Al-Nimri 1480 Anthony Way Mt. Juliet, TN 37122	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.093.14 Parcel No. 472.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James B. Evans**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Abu Shaar, married and Walid Al-Nimri, married** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is not the primary residence of the Grantor

This is Improved property located at 427 Lafayette, Nashville, TN, 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this August 28, 2003.

James B. Evans

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James B. Evans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Tract I: Land in Davidson County, Tennessee, being a part of Lot No. 74 on the Plan of Barrow Grove, as of record in Book S, page 279, Register's Office for Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated November 3, 1956, as follows:

Beginning at a point in the easterly margin of 5th Avenue, South, said point being 102 feet northerly from the intersection of 5th Avenue, South and Ash Street; thence around a curve to the right having a radius of 19 feet, a distance of 41 feet to a point in the southerly margin of Lafayette Street; thence with said margin of said street in a southeasterly direction a distance of 15.96 feet to a point; thence 60 deg. 45 min. West 39.9 feet to the point of beginning.

Being a part of the property of Howard Youree which was condemned by the City of Nashville for the Lafeyette Street extension, as set out in decree in Minute Book 36, page 249, in the Third Circuit Court, and further, which part of said Lot No. 74, as described above, was not used by the City of Nashville for the purposes for which it was condemned, and which said property said Howard Youree quitclaimed to James B. Evans, of record in Book 2603, page 253, Register's Office for said County.

Tract II: Land in Davidson County, Tennessee, being the westerly 106 feet of Lot No. 73 and the southerly 6 feet of the westerly 106 feet of Lot No. 74, on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, described as follows:

Beginning at the northeast corner of 5th Avenue South and Ash, formerly Troost Street; thence with the northerly margin of Ash Street, eastwardly 106 feet; thence northwardly 102 feet; thence westwardly 106 feet to the easterly margin of 5th Avenue, South; thence with the easterly margin of said Avenue, southwardly 102 feet to the beginning, including but excluding therefrom that part of said property condemned by the City of Nashville for the extension of Lafayette Street and actually utilized by said City for street purposes, more fully described in decree of record in Minute Book 36, page 249, Third Circuit Court, and further described by decree in Minute Book 58, page 327, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to James B. Evans by deed dated August 17, 1951 from Sophie K. Frank and husband, Joe Frank of record in Book 2019, page 297, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.