Davidson County DEEDWARR
Recvd: 11/25/03 15:52 2pgs
Fees:13.00 Taxes:510.60
20031125-0171380

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Nabil R. Yafai	Nabil R. Yafai	Map 80-8
1495 County Hospital Road	1495 County Hospital	Parcel 310
Nashville, TN 37218	Nashville, TN 37218	

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ronald Pardue and wife, Sue Pardue** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, **Nabil R. Yafai** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A parcel of land in Davidson County, Tennessee, marked "Jim Dandy Market" as shown on the Revised Plan of Bordeaux Hills, Section 8-A, of record in Book 5060, page 99, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the intersection of the northwesterly margin of County Hospital Road and the southerly right of way line of the Illinois Central Railroad; then with said right of way line North 47 deg. 59' 29" West 284.48 feet to a point, thence South 67 deg. 43' 46" West 45.39 feet to an iron pin, said pin being the most northerly corner of Lot No. 558 on the Revised Plan of Bordeaux Hills, Section 8-A, thence South 12 deg. 35' 54" East 151.54 feet to an iron pin, thence South 1 deg. 02' 35" East 160.70 feet to an iron pin; thence South 52 deg. 29' East 90 feet to a point in the westerly margin of County Hospital Road; thence North 37 deg. 31' East 239.78 feet to the point of beginning.

Being the same property conveyed to James A. Lewis and wife, Hilda M. Lewis, as tenants by the entirety as to their share, a one-third (1/3) share; David F. Sherrill, a one-third share; and Ronald A. Pardue, a one-third (1/3) share, all as tenant in common of record in Book 6051, page 365, and further conveyed to Ronald Pardue and wife, Sue Pardue, an undivided 2/3 interest, jointly by deed of record in Book 6561, page 95, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 5060, page 99, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 4397, page 742, said Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 1495 County Hospital Road, Nashville, Tennessee 37218.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me this 24th day of November, 2003.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of November, 2003.

Ronald Pardue

Sue Pardue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald Pardue and wife, Sue Pardue, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of **November,** 2003.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE