WARRANTY DEED

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 03-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Nerina Harrison
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 31st DAY OF December, 2003

Carmen Coats
NOTARY PUBLIC

MY COMMISSION EXPIRES (AFFIX SEAL) 3/26/05

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
YOUNUS RAZZAQ	Same as New Owner	127
2390 BELLEVUE MANOR DRIVE		Group 00-0
NASHVILLE, TN 37221		Parcel 293 & 244
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LORAINE C TODD, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUNUS RAZZAQ, married** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

Being the same property conveyed to LORAINE C. TODD, unmarried, by Deed of record as Instrument No. 20020821-0101369, said Register's Office.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants; any and all matters in the plat of record; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee."

"The above legal is identical to the one in the previous deed of record."

☐ Unimproved
This is ☒ Improved property known at **2390 BELLEVUE MANOR DRIVE NASHVILLE, TN 37221**
(House No.) (Street) (P.O.Address) (City or Town) (State) (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 not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand this **31st day of December, 2003**

Loraine C. Todd
LORAINE C TODD

Davidson County DEEDWARR
Recvd: 02/06/04 10:17 4pgs
Fees:23.00 Taxes:4440.00
20040206-0014633

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 03-26-05

Carmen Coats

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, within named LORRAINE C. TODD, be within named bargainor (s), with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, this **31st day of December, 2003**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

CARMEN COATS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES:
03-26-05

EXHIBIT "A"

TRACT ONE

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin set on the south right-of-way line of Bellevue Manor Drive, a 50 foot road, the northwest corner of Lot 1, Bellevue Manor Subdivision as recorded in Plat Book 3600, page 33, Register's Office for Davidson County, Tennessee, the northeast corner of the property of Edward M. Polk, Jr., as recorded in Deed Book 4751, page 746, Register's Office for Davidson County, Tennessee, and the southeast corner of the herein described tract and proceeding: With the north boundary line of the property of Edward M. Polk, Jr. and the north boundary line of the property of James R. Frazier as recorded in Deed Book 5375, page 909, Register's Office for Davidson County, Tennessee, N 73° 53' 35" W. 570.16 feet to an existing iron pin; thence with the east boundary line of Saddle Ridge Subdivision, as recorded in Plat Book 5200, page 367, Register's Office for Davidson County, Tennessee, N 22° 52' 55" W. 179.93 feet to an existing concrete monument; thence, N 39° 50' 22" W. 1150.22 feet to an existing concrete monument; thence with a line severing the property of O.W. and W.K. Davis as recorded in Deed Book 6002, page 79, Register's Office for Davidson County, Tennessee, N 57° 59' 26" E. 708.54 feet to an existing concrete monument; thence, with the west boundary line of Bellevue Manor Subdivision, the following bearings and distances to existing concrete monuments: S 47° 29' 46" E. 127.12 feet; S 52° 08' 36" E. 169.01 feet; S 29° 12' 25" E. 162.47 feet; S 19° 38' 20" E. 215.53 feet; S 32° 20' 58" E. 145.36 feet; S 28° 54' 53" E. 116.88 feet; S 16° 19' 54" E. 443.31 feet; S 16° 15' 19" E. 414.32 feet to the point of beginning and containing 20 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the aforesaid land bounded and described as follows:

A 1.00 Acre (more or less) tract of land in the First Civil District of Davidson County, Tennessee, being more particularly described as follows:

To get to the point of beginning (origin) of said tract, BEGIN at an iron pin set on the south right-of-way line of Bellevue Manor Drive, a 50-foot road, the northwest corner of Lot 1, Bellevue Manor Subdivision, as recorded in Plat Book 3600, page 33, Register's Office for Davidson County, Tennessee, the northeast corner of the property of Edward M. Polk, Jr., as recorded in Deed Book 4751, page 746, said Register's Office, and the southeast corner of the property of Paul L. Eichel, of record in Deed Book 6304, page 449, said Register's Office, corrected at Book 6343, page 118, said Register's Office and proceeding as follows:

With the north boundary line of the property of Edward M. Polk, Jr., and the north boundary line of the property of James R. Frazier as of record in Deed book 5375, page 909, said Register's Office, N 73° 53' 35" W. 570.16 feet to an existing iron pin; thence, with the east boundary line of Saddle Ridge Subdivision, as of record in Plat Book 5200, page 367, said Register's Office, N 22° 52' 55" W. 179.93 feet to an existing concrete monument; thence, N 28° 29' 16" W. 788.28 feet to an iron pin, which is the point of origin (the point of beginning) of the boundaries of the herein described tract:

Thence N 42° 38' 07" W. 208.72 feet to an iron pin; thence N 47° 21' 55" E, 208.74 feet to an iron pin; thence S 42° 38' 11" E 208.72 feet to an iron pin; thence, S 47° 21' 49" W. 208.75 feet to an iron pin that is the point of origin (the point of beginning) of the boundaries of the herein described tract, and containing 1.00 acre, more or less.

Together with a permanent easement for ingress and egress to this 1.00 acre tract, from and to Bellavue Manor Road, along an existing

gravel road referred to in the instrument of record at Book 6491, page 11, said Register's Office.