Davidson County DEEDWARR
Recvd: 07/06/04 08:15 2pgs
Fees:13.00 Taxes:555.00
20040706-0079560

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by SALEH MUSSED, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ROGER POTTER and RANDAL TANLEY, have bargained and sold, and by these presents do transfer and convey unto the said SALEH MUSSED, his heirs and assigns, a certain tract or parcel of land as follows:

TRACT NO. 1:
Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot no. 50 fronts 50 feet on the southerly side of Underwood, formerly Passaic Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roger Potter and Randy Tanley by deed from Horace W. Green and wife, Ruth Harris Green, of record in Book 7878, page 264, said Register's Office.

TRACT NO. 2:
Land in Davidson County, Tennessee, being Lots Nos. 51 and 52 on the plan of J.M., T.J. and G.W. Harding's Addition to North Nashville, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the southerly side of Underwood, formerly Passaic Street, and runs back between parallel lines 150 feet to an alley.

Said Lot No. 52 fronts 37 feet on the southerly side of Underwood, formerly Passaic Street and runs back on the west line 150 feet and of the east line, with the westerly margin of 18th Avenue North, formerly Salem Street, 152 1/2 feet to an alley in the rear, and shows 63 feet on the said rear alley.

Being the same property conveyed to Roger Potter and Randy Tanley by deed from Horace W. Green and wife, Ruth Harris Green, of record in Book 7878, page 264, said Register's Office.

This is improved ☐ property known as **1801 & 1807 Underwood Street, Nashville, TN**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SALEH MUSSED, his heirs and assigns, forever. And it does covenant with the said SALEH MUSSED, that he is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said SALEH MUSSED, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 28TH day of June, 2004.

ROGER POTTER

RANDAL TANLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ROGER POTTER and RANDAL TANLEY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 28 day of June, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires OCT. 13

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

MUSED

AFFIANT

Sworn to and subscribed to before me this 28 day of June, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires OCT. 13

My Commission Expires: 10-13-04

MAP 81-15
PARCEL 140.00

and

MAP 81-15
PARCEL 141.00

ADDRESS OF NEW OWNERS:
SALEH MUSSED
1625 23rd Ave. N
Nashville, TN 37208

SEND TAX BILLS TO:

SAME