WARRANTY DEED

FILE BOX 19B
04-09-014-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Steve W. Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of February, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/09/05 15:17 2 pgs
Fees:13.00 Taxes:111.00

20050209-0015272

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
STEVE W. ABERNATHY AND WIFE, MELISSA J. ABERNATHY	" NEW OWNER "	(OUT OF 182-142.00) &
(NAME) 5929 Pettus Road	(NAME)	(OUT OF 174-120.00)
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SAF PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVE W. ABERNATHY AND WIFE, MELISSA J. ABERNATHY**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract or parcel of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and being more particularly described according to the legal description prepared by Anderson, Delk, Epps & Associates, Inc., as follows:

Beginning at a point on the westerly margin of Pettus Road, said point being the most northeasterly corner of the afore-said said Clark Property and the most southeasterly corner of the Steven W. Abernathy Property of record at Instrument No. 20001120-114404, Register's Office Davidson County, Tennessee; Thence with the common line of said Clark and Abernathy Properties, North 84 Degrees 22 Minutes 18 Seconds West a distance of 400.00 feet to a Point; Thence with a new line, severing said Clark Property, the following two calls: South 05 Degrees 10 Minutes 14 Seconds West a distance of 150.00 feet to a Point; Thence South 84 Degrees 22 Minutes 18 Seconds East a distance of 400.00 feet to a Point on the westerly margin of Pettus Road; Thence with said margin of Pettus Road, North 05 Degrees 10 Minutes 14 Seconds East a distance of 150.00 feet to the Point of Beginning, containing 1.377 acres or 60,000 square feet, more or less.

Being a portion of the property conveyed to SAF Properties, a Tennessee General Partnership, by Deed from James W, Clark, of record in Instrument No. 20050209-0015271, Register's Office Davidson County, Tennessee.

The subject tract herein conveyed is not being conveyed as an individual building site but as an addition to the property of the grantees lying contiguous hereto.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 1.37 +/- Acres, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 8th day of February, 2005

SAF PROPERTIES,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
FRED YAZDIAN, GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **FRED YAZDIAN**, 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 GENERAL PARTNER of **SAF PROPERTIES,** the within named bargainor(s), a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of February, 2005.

My Commission Expires: 03/31/07

_____
Notary Public

