WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/05 11:11 2 pgs
Fees:13.00 Taxes:610.50

20050322-0031098

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP-PARCEL NUMBERS
Fares Mohd	~~Charles R. Robinson~~	MAP 72-10
(NAME)	(NAME)	
2224 Maple Grove ~~2704 Gallatin Road~~ 37211		PARCEL 197
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37216~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles R. Robinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fares Mohd and wife, Samah Mohammed

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map showing division of Mrs. Lucinda Litton's Land, as of record in Book 421, Page 108, Register's Office for Davidson County, Tennessee being part of an unnumbered lot and the westerly 10 feet of the northerly 64 feet of Lot No. 35 on the Map of Eastmoor Place, as of record in Book 547, Pages 177 and 178, said Register's Office.

Said part of Lot No. 3 or unnumbered lot fronts 64 feet on the easterly side of Gallatin Pike, as widened, and together with said part of Lot No. 35, runs back between parallel lines 253.3 feet, more or less, to the westeely line of the property conveyed to Lula May Martin by deed from B. R. Kennedy and wife, of record in Book 1272, Page 516, said Register's Office.

Being the same property conveyed to Charles R. Robinson by Warranty Deed from Wayne Hackney, unmarried, dated December 17, 1999 and recorded as Instrument No. 199912200305068 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS, AND FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF LUCINDA LITTON'S LAND AS OF RECORD IN BOOK 421, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO ALL MATTERS SET FORTH ON THE MAP OF EASTMOOR PLACE AS OF RECORD IN BOOK 547, PAGE 177, SAID REGISTER'S OFFICE AND SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 3770, PAGE 46, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 2704 Gallatin Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 heirs 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 my hand this 18th day of March 2005

Charles R. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Robinson

the bargainor _____, 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 and official seal at Madison, Tennessee, this 18th day of March, 2005.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public