Box 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 04/19/05 14:38 3 pgs
Fees:18.00 Taxes:777.00
20050419-0043554

WARRANTY DEED

Address New Owner(s) **Send Tax Bills to:** **Map-Parcel:**
Map: 93-16
Group:
Parcel: 152 & 153

FOR AND IN 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, **Forrest M. Garrett and wife, Patricia A. Garrett**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jemal Abdurahman**, hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 423 and a part of Lot No. 422 in the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Lafayette Street, as widened, the same being the dividing line of Lots Nos. 423 and 424, running thence southwardly 145 feet to the north line of an alley; thence along the north margin of the alley 84 feet to a point in the east margin of Claiborne Street; thence north with the margin of Claiborne Street, 42-1/2 feet to a point; thence east 21 feet and 3 inches to a stake; thence north parallel to Claiborne Street to a point in the southerly margin of Lafayette Street, as widened, 58 feet, more or less, to the beginning.

This is unimproved real property commonly known as 119 Lafayette Street, Nashville, TN 37210.

TRACT II:
A certain tract of land located in Nashville, Davidson County, Tennessee, and being Lot No. 424 in Maury and Claiborne's Addition to Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said Lot No. 424 fronts 39 feet on the southerly side of Lafayette Street, formerly Murfreesboro Pike, and runs back between lines to an alley, and shows 42 feet on said alley.

This is improved property commonly known as 123 Lafayette Street, Nashville, TN 37210.

BEING the same property conveyed to Forrest M. Garrett and wife, Patricia A. Garrett by Warranty Deed from Leon Ruben, Howard Carl Rubin and Marilyn Sandra Rubin, filed of record in Book 11683, page 881, said Register's Office.

TRACT III:
A tract of land located in Davidson County, Tennessee, being Lot No. 425 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, and a lot lying between the east line of said Lot No. 425 and the west margin of Trimble Street or Lincoln Street, described together as follows:

Beginning at the southwest corner of Lafayette Street, formerly Murfreesboro Pike, and Lincoln and Trimble Street; thence with the southerly margin of Lafayette Street westerly

64 feet, more or less, to the corner of Lots Nos. 424 and 425; thence southerly with the line between said two lots 148 feet, more or less, to the southerly margin of an alley; thence with the northerly margin of said alley easterly 67 feet, more or less, to the westerly margin of Lincoln and Trimble Street; thence with the westerly margin of said Street northerly 132 feet, more or less, to the beginning.

This is improved property known as 123 Lafayette Street, Nashville, TN 37210

BEING the same property conveyed to Forrest M. Garrett and wife, Patricia A. Garrett by Quitclaim Deed from Leon Ruben, Howard Carl rubin and Marilyn Sandra Rubin, filed in Instrument No. 20020524-0063757, said Register's Office.

THIS conveyance is subject to all matterss as shown in the recorded plat and all applicable local government planning, building and zoning regulations.

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 whosoever.

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 our hands this 15th day of April, 2005.

Forrest M. Garrett

Patricia A. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2005, before me personally appeared, Forrest M. Garrett and Patricia A. Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Sworn to and subscribed before me
this 15th day of April, 2005.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006