Davidson County DEEDWARR
Recvd: 04/20/05 12:53 2 pgs
Fees:13.00 Taxes:1628.00
20050420-0043960

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Alan Umstead and Akbar Arab
74 Trimble Street
Nashville, Tennessee 37210

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-4
PARCEL 246.00
14W-18250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lee B. Burbank and Judy W. Burbank, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alan Umstead and Akbar Arab, as tenants in common, 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 Davidson County, Tennessee, being Lots Nos. 8, 9, 10, 11,12, 13,and 14 and a 12 foot alley lying east of Lots 8, 9, 10, and 11 and west of Lot 12 and a 20 foot alley lying north of Lots 12, 13 and 14 and south of Lot No. 7, now closed by City Ordinance of the City Nashville in Title Bill No.55-485, on the Plan of George Shields' Subdivision of the Chilton Lands, of record in Book 57, Page 110, said Register's Office, and partly described by an unrecorded survey by Ragan-Smith and Associates, Inc., dated February 25, 1975, described as follows:
>
> BEGINNING at the northeast corner of Trimble Street and Fairfield Avenue; thence with the easterly margin of the said Fairfield Avenue north 12°00'east 207 feet to the southwest corner of said Lot No. 7; thence with the southerly line of Lot No. 7, south 88°00' east, 308 feet, more or less to a point; thence southwardly 158 feet, more or lessm to the northerly margin of Trimble Street: thence with said margin, north 87°30'W, 313.5 feet to the point of beginning.
>
> BEING the same property conveyed to Lee B. Burbank and wife, Judy W. Burbank, by deed from Carrel C. McCullar and wife, Mary C. McCullar of record in Book 9088, Page 547, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to Book 57, Page 110, in said Register's Office. Plan in the Office of the City Engineer showing a 54-inch sewer, designated as Sewer #13-A and a 50-inch sewer designated as #207-A, across the premises.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 74 Trimble Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alan Umstead and Akbar Arab, as tenants in common, their heirs and assigns, forever; and we, Lee B. Burbank and Judy W. Burbank, married 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of April, 2005.

Lee B. Burbank

Judy W. Burbank

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lee B. Burbank and Judy W. Burbank, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 440,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008