This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 04/22/05 10:37 3 pgs
Fees:18.00 Taxes:229.40
20050422-0044986

Warranty Deed

ADDRESS OF NEW OWNER:
Amin Nabi
437 McClellan Ave.
Nashville, TN 37211

SEND TAX BILLS TO:
Amin Nabi
5532 Neuil Point
Brentwood, TN 37027

MAP/PARCEL NO:
133-01-0-348.00

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Mary E. Knox,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 04P-1904** unto the Grantee, **Amin Nabi**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Mary E. Knox**, described as follows:

TRACT 1

BEING A CERTAIN LOT OR PARCEL OF LAND LOCATED ON RADNOR TERRACE OR MCCLELLAN AVENUE, NASHVILLE, THE 6TH CIVIL DISTRICT, FORMERLY THE 9TH OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF RADNOR TERRACE OR MCCLELLAN AVENUE AT A POINT 100 FEET WEST OF THE NORTHWEST CORNER OF LOT NO. 16 ON THE MAP OF RADNOR PLACE, AS OF RECORD IN BOOK 421, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF RADNOR TERRACE WESTERLY 50 FEET TO H. C. MOORE'S NORTHEAST CORNER; THENCE WITH HIS LINE SOUTHWARDLY 180 FEET, MORE OR LESS, TO A LINE WHICH IS A CONTINUANCE OF THE SOUTHERLY LINE OF SAID MAP OF RADNOR PLACE; THENCE EASTWARDLY WITH SAID LINE 50 FEET; THENCE NORTHWARDLY 180 FEET MORE OR LESS, TO THE BEGINNING.

TRACT 2
BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF MCCLELLAN AVENUE BEING 150 FEET WESTERLY FROM THE NORTHWEST CORNER OF LOT NO. 16 ON THE MAP OF RADNOR PLACE, AS OF RECORD IN B OOK 421, PAGE 58, RODC; THENCE WESTERLY WITH THE SOUTHERLY MARGIN OF SAID AVENUE 50 FEET TO THE EASTERLY MARGIN OF A 14 FOOT AVENUE; THENCE SOUTHERLY WITH SAME 182 FEET, MORE OR LESS, TO A LINE WHICH IS A CONTINUATION OF THE SOUTHERLY LINE OF SAID RADNOR PLACE SUBDIVISION; THENCE EASTERLY WITH THIS LINE 80 FEET; THENCE NORTHERLY 180 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM W. KNOX, III TO MARY E. KNOX AS RECORDED ON THE 25TH DAY OF JANUARY, 1999 IN BOOK 11310, PAGE 311 CORRECTED IN BOOK 11374, PAGE 321 AND QUITCLAIM DEED FROM WILLIAM W. KNOX, III TO MARY E. KNOX AS RECORDED ON THE 15TH DAY OF NOVEMBER, 1994 IN BOOK 9520, PAGE 782 RE-RECORDED IN INSTRUMENT NO. 20000726-0073926, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said Property is conveyed subject to any and all restrictions and easements of record.

This is improved property known as 437 McClellan Ave. Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Mary E. Knox** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of April 2005.

Peggy D. Mathes

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of April 2005, before me personally appeared, Peggy D. Mathes, Administrator of the **Estate of Mary E. Knox** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Mary E. Knox**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 12 day of April 2005.

My commission expires:

7-29-06

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 2005.

Notary Public

My Commission Expires:

7-29-06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.