WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/05 09:05 3 pg
Fees:18.00 Taxes:1942.50

20050527-0059857

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: 3/22/2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amin Nabi	Amin Nabi	181-122
(NAME)	(NAME)	
6439 Nolensville Pike	5532 Nevil Point	
(ADDRESS)	(ADDRESS)	
Antioch, Tn 37013	Brentwood, Tn 37027	06D-72580
(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, Martha L. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amin Nabi

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:

A certain tract of land in the 6th Civil District of Davidson County, Tennessee, at the northwest corner of Bluff Road and Nolensville Road, described according to a survey by Donald W. Fortner, dated April 2, 1973, as follows:

BEGINNING at an iron pin marking the intersection of the westerly margin of Bluff Road, 25 feet from its center, and the westerly margin of State Route 11, 35 feet from its center; thence in a northerly direction with the margin of State Route 11, 288.65 feet with a left curve having a radius of 2830 feet; thence south 65 degrees 11' west 192.05 feet; thence south 39 degrees, 01' west 531.34 feet to a concrete monument; thence south 60 degrees 54' east 436.89 feet to an iron pin in the margin of Bluff Road; thence with the margin of Bluff Road, north 21 degrees 25' east 257.43 feet to an iron pin; thence with a right curve having a radius of 400.90 feet, 128.16 feet; thence north 39 degrees 44' east 118.25 feet to the point of beginning, containing 5.0 acres, according to a survey by Donald W. Fortner, dated April 2, 1973.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT:

BEGINNING at the point of intersection of the existing west margin of SR. 11 and the south boundary of the Robert J. Morris, Jr. property, said point of intersection being 34.16 feet left of SR. 11 proposed centerline station 54+62.59; thence with said existing west margin having a curve right and southerly 289 feet more or less to a point, said point being 54.26 feet left of SR. 11 proposed centerline of station 51+71.92; thence with the existing

CONTINUED

unimproved ( )
This is improved (X) property, known as 6439 Nolensville Pike, Antioch, Tn 37013
(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 24th day of May, 2005

Martha L. Williams

Martha L. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha L. Williams

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of May, 2005.

Commission expires 3-25-06

Notary Public

ARNOLD REELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

Exhibit "A"

Legal Description of real property:

SEE ATTACHED EXHIBIT "A"

LEGAL DESCRIPTION CONTINUATION

northwest margin of Bluff Road (1) southwesterly 118 feet more or less (2) having a curve left and southwesterly 128 feet more or less to a point; thence with the existing west margin of Bluff Road southerly 55 feet more or less to a point, said point being 25.00 feet right of Bluff Road proposed centerline station 13+72.50; thence with the proposed west margin of Bluff Road (1) north 10 degrees, 23 minutes, 12 seconds east 125.02 feet (2) north 21 degrees, 55 minutes, 17 seconds east 159.28 feet to a point; thence with the proposed northwest margin of Bluff Road north 45 degrees, 48 minutes 27 seconds east 66.46 feet to a point, said point being 60.00 feet left of SR. 11 proposed centerline station 52+50; thence with the proposed west margin of SR. 11 north 24 degrees, 27 minutes, 13 seconds west 98.69 feet to a point; thence with the proposed southwest margin of SR. 11 north 33 degrees, 22 minutes, 39 seconds west 113.64 feet to a point, said point being 75.00 feet left of SR. 11 proposed centerline station 54+64.33; thence with said boundary north 65 degrees, 55 minutes, 38 seconds east 40.95 feet to the point of beginning, containing 0.437 acres and being part of the same property conveyed by Sarah E. Williams to W. P. Williams and wife, Martha L. Williams as of record in Book 4721, page 245, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. P. Williams and wife, Martha L. Williams by deed from Sarah E. Williams of record in Book 4721, page 245, Register's Office for Davidson County, Tennessee.

The said W.P. Williams having since died on September 8, 1994, property vested in Martha L. Williams, as surviving spouse, by virtue of Tenants by the Entirety.

This conveyance is subject to taxes for the year 2005, and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.