Prepared By:
Fares Mohammed

Davidson County DEEDQC
Recvd: 10/19/05 13:35 3 pgs
Fees:17.00 Taxes:0.00
20051019-0126130

New Owner! Send Tax Bills

Quitclaim Deed

This Quitclaim Deed made October 14, 2005, by
Fares Mohammed ("Transferor")
2224 Maple Grove Lane
Nashville, TN 37211

to:
Mahmod Ahmad ("Transferee")
1079 Sunset Strip
Sunrise, FL 33313

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19 DAY OF Oct 20 05
Deputy Register

Transferor, in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remises, releases, and forever quitclaims to Transferee 50% (Fifty Percent) of the interest of Transferor, if any, in an to that real property located in the County of Davidson, and State of Tennessee, and more certainly described as follows:

1st Property: 82-6-12.00

Land in Davidson County, Tennessee, being lot Nos. 5,6,7,8 and 9, in the G. W. Thomason Plan of lots in Northeast Nashville, as of record in Book 57, page 86, Register's Office for Davidson County, Tennessee and described together according to a survey made by Barge, Waggoner and Summer Engineers on August 22, 1969, as follows:

Begining on an iron pin in the easterly margin of North First Street, being the common front corner of lots nos. 4 and 5, thence with the easterly margin of North First Street, North 5 degrees 57 minutes East 250 feet to an iron pin in the easterly margin of said street, being the common front corner of lots nos. 9 and 10; thence with the lien between said lots South 83 degrees 05 minutes East 155.20 feet to an iron pin in the westerly margin of an alley; thnce with the westerly margin of said alley, south 6 degrees 07 minutes West 250 feet to an iron pin being the common rear corner of lots nos. 4 and 5; thence with the lien between said lots North 83 degrees 05 minutes West 154.47 feet to the beginning. Being the same property conveyed to Fares Mohammed by deed of record as instrument No. 20040405-0038218 said register's office.

2nd Property: Map 81-8-24.00

Land in Davidson County, State of Tennessee, described as follows:
Being lots nos. 1, 2, 3, and 4 on the map of J.L. Valantino's subdivision of lot No 1 of the Woodward plan, called "Maple Grove" of record in book 57, page 83, Register's Office for Davidson County, more particularly described as follows:

Lot No. 1 of the Woodward Plan called Maple Grove Plan, of record in Book 57, page 83, Register's Office for Davidson County fronts 56 feet on the northerly side of Buchanan

Street, formerly Hydes Ferry Pike, and runs back between lines 153 feet on the westerly side and 175 feet more or less on the easterly side along the westerly margin of Ninth Avenue North to an alley in the rear, on which it measures 13 feet.

Lot No. 2 and the easterly 18 2/3 feet of lot No. 3 join and front together 51 2/3 feet on the northerly side of Buchanan Street, and run back between lines 150 feet on the west line of the part of Lot No. 3 and 153 feet on the easterly line of Lot No. 2 to an alley on which the measure 51 2/3 feet.

Lot No. 4 and the remaining westerly feet of lot no. 3 adjoin and front together 48 1/3 feet on the northerly side of Buchanan Street and run back between parallel lines a distance of 150 feet to an alley. Source of Title 20050822-0100037

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property vested in the State of Tennessee for the use and benefit of the Department of Highway by Consent Judgement of record Book 4173, page 46, said Regester's Ofice, described as Follows:

Land in Davidson county, Tennessee, beginning at the intersection of the northerly margin of Buchanan Street and the westerly margin of Ninth Avenue, said point of intersection being the southeasterly corner of Lot No. 1 of the Woodward Plan, of record in Book 57, page 83, Register's Office for Davidson County, Tennessee. Said Lot No. 1 also being part of that tract of land conveyed to Julia A. Waller by deed of record in Book 1338, page 518, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Buchanan Street and the Southerly boundary of said tract of land conveyed in book 1338, page 518, Register's Office for Davidson County, Tennessee, North 75 degrees 33 minutes 46 seconds West 54.19 feet to a point; thence North 4 degrees 51 minutes 9 seconds West 9.74 feet to a point; thence eastwardly along an arc curving to the right and having a radius of 603.96 feet,45.15 feet to a point on the westerly margin of Ninth Avenue; thence along the westerly margin of Ninth Avenue and the easterly boundary of said Waller tract. South 17 degrees 57 minutes 14 seconds; East 26.65 feet to the point of beginning, containing 842 square feet, plus or minus.

Also INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property conveyed o the city of Nashville by deed of record in Deed Book 1129, page 503, said Register's Office, described as follows:

Beginning at the southeast corner of the property belonging to us located at the northwest corner of Ninth Avenue North and Buchanan Street, running thence in a westerly direction, and with the rear line of the present sidewalk located on the northerly side of Buchanan street 107 feet to a point being approximately 44 feet east of the westerly line of Lot No. 4 in Maple Grove Plan; thence in an easterly direction in line with the rear of the present sidewalk line extended, a distance of 100 feet more or less to a point where said rear sidewalk line extended would intersect the sidewalk now on the westerly said of Ninth Avenue North; thence in a southerly direction with the rear line of said Ninth

Avenue sidewalk, a distance of approximately 20 feet to the beginning.

Being the same property conveyed to Fares Mohammed by a deed of record _____ at said Register's Office, Davidson County, Tennessee.

To have and to hold, 1/2 (half) and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to Transferee, and Transferee's heirs and assigns forever.

IN WITNESS WHEREOF, Transferor has executed this Quitclaim Deed on the date first above written.

_____
Fares Mohammed

Acknowledgment

State of TN)
) ss
County of Davidson)

On this October 14, 2005, before me personally appeared Fares Mohammed, to me know to be the person described in and who executed the foregoing Quitclaim Deed and acknowledged to me that Fares Mohammed executed the same as his free act and deed.

Mohammad Qasem
Public

commission expires 9/30/2006

