2391

Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 04/28/06 14:30 2 pgs
Fees:13.00 Taxes:1082.25

20060428-0049045

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2006.

Notary Public

My commission expires:

Name and Address of New Owner:

Ahmad M. Salem
P.O. Box 70247
Nashville, TN 37207

Send Tax Bills To:

New Owner

Street Address of Subject Property:

1916 Dr. D. B. Todd, Jr. Blvd.
Nashville, TN 37203

Map and Parcel:

81-7-205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KIMBRO FAMILY PROPERTIES,** a Tennessee general partnership consisting of Harlon J. Kimbro, Jr., William C. Kimbro, David Scott Kimbro and Anne Elizabeth Frost, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **AHMAD M. SALEM,** hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 24 and 25 on the Map of W. M. Butler's Subdivision of record in Book 57, page 98, in the Register's Office for Davidson County, Tennessee. Said lots adjoin and front together 100 feet on the easterly side of 18th Avenue North and run back between parallel lines, Lot No. 25 running back along the southerly margin of Clay Street, 145.6 feet to an alley.

Being part of the same property conveyed to Kimbro Family Properties, a Tennessee general partnership consisting of Harlon J. Kimbro, Jr., William C. Kimbro, David Scott Kimbro and Anne Elizabeth Frost, by Quitclaim Deed from Harlon J. Kimbro, Jr., Trustee of the Helen S. Kimbro Marital Trust under the

Will of Harlon J. Kimbro, Sr., deceased, and Harlon J. Kimbro, Jr., William C. Kimbro, David Scott Kimbro and Anne Elizabeth Frost, beneficiaries of the Helen S. Kimbro Marital Trust under the Will of Harlon J. Kimbro, Sr., deceased of record as Instrument No. 20031111-0165059, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County taxes for 2006 which have been prorated between the parties and assumed by Grantee.

2. Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 as made applicable by Metro Ordinance No. BL2000-476, Metropolitan Clerk's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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 its hand this 27th day of April, 2006.

KIMBRO FAMILY PROPERTIES, a Tennessee general partnership

By: William C. Kimbro, G.P.
William C. Kimbro, General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared William C. Kimbro, with whom I am personally acquainted and who, upon oath, acknowledged himself to be General Partner of **KIMBRO FAMILY PROPERTIES,** a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership as said General Partner.

WITNESS my hand and seal at Nashville, Tennessee, this 27th day of April, 2006.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: _____

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