Davidson County DEEDWARR
Recvd: 06/07/06 10:37 2 pgs
Fees:13.00 Taxes:1591.00

20060607-0067388

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

B-CASH-06-3609

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamidullah Durani	Hamidullah Durani and Amin Nabi	
3609 Nolensville Pike (ADDRESS)	3723 Nolensville Road (ADDRESS)	133-06 218.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ASSET PRESERVATION, INC. AS QUALIFIED INTERMEDIARY FOR GEORGE P.MORRIS LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAMIDULLAH DURANI AND AMIN NABI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

BEING A PART OF TRACT "A", A PART OF JOHN R. OZIER'S 121.47 ACRE TRACT IN THE SIXTH CIVIL DISTRICT, DESCRIBED ACCORDING TO THE SURVEY OF JAMES L. MURPHY, JR., SURVEYOR, DATED JANUARY 12, 1964, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHWESTERLY MARGIN OF NOLENSVILLE PIKE, SAID PIN BEING THE SOUTHEAST CORNER OF THE CHEROKEE LIFE INSURANCE PROPERTY DESCRIBED IN DEED OF RECORD IN BOOK 3399, PAGE 107; THENCE WITH THE SAID MARGIN SOUTH 25 DEG. 11' EAST 100.00 FEET TO A POINT; THENCE SOUTH 64 DEG. 49' WEST 250.00 FEET TO A POINT; THENCE NORTH 25 DEG. 11' WEST 105.00 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A RESERVED PARCEL OF SAID OZIER'S TRACT; THENCE WITH THE SOUTHEASTERLY BOUNDARY OF SAID RESERVED PARCEL, NORTH 65 DEG. 58' EAST 250.00 FEET TO THE POINT OF BEGINNING IN ALL CONTAINING .591 ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED UNTO GEORGE P. MORRIS, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE REVOCABLE GEORGE P. MORRIS LIVING TRUST, DATED NOVEMBER 28, 2000 BY WARRANTY DEED FROM GEORGE P. MORRIS AS OF RECORD IN INSTRUMENT NO. 20001206-0120247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF NOLENSVILLE ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO CHEROKEE LIFE INSURANCE CO. OF RECORD IN BOOK 3399, PAGE 107; THENCE LEAVING SAID MARGIN N 88° 51' WEST 253.60 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 13° 45' EAST 114.78 FEET TO AN IRON PIN; THENCE NORTH 64° 49' EAST 250.0 FEET TO THE POINT OF BEGINNING, CONTAINING 14,063.54 FEET.

BEING THE SAME PROPERTY CONVEYED TO GEORGE P. MORRIS, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE REVOCABLE GEORGE P. MORRIS LIVING TRUST, BY WARRANTY DEED FROM GEORGE P. MORRIS, RECORDED ON THE 6TH DAY OF DECEMBER, 2000 IN INSTRUMENT NO. 20001206-0120249, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said George P. Morris was removed as the Trustee of the George P. Morris Living Trust, dated November 28, 2000, as amended November 18, 2004 and March 15, 2005 and Clayton Morris Neal (also known as Clay M. Neal, Sr.) was named as the Incapacity Trustee of the George P. Morris Living Trust dated November 28, 2000 as amended November 18, 2004 and March 15,

Living Trust dated November 28, 2000 as amended November 18, 2004 and March 15, 2005 vested with all of the powers and responsibilities as provided in said Living Trust by Affidavit recorded on April 28, 2006 in Instrument Number 20060428-0048668, and by Order of record in Probate No., 06P-567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved (X) property, known as 3609 Nolensville Pike, Nashville, Tennessee 37211

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of June, 2006.

Clayton Morris Neal, Incapacity Trustee of the George P. Morris Living Trust

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of June, 2006, before me personally appeared Clayton Morris Neal, Incapacity Trustee of the George P. Morris Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st day of June, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903