McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/06 09:50 3 pgs
Fees:18.00 Taxes:610.50

20061011-0126151

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH **DAY OF SEPTEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: 11/25/08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edubina Arce	**SAME**	**146-4-29**
(NAME)	(NAME)	
4702 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Fakir Jawid Mohammad Khan and wife, Frazana Saif**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edubina Arce, a single person**, 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:

Legal Description is Exhibit "A" attached hereto and made a part thereof.

Being the same property conveyed to Fakir Jawid Mohammad Khan and wife Farzana Saif by deed from Marie W. Clark Brown of record in Book 10953, Page 314, re-recorded in Book 11173, Page 770, in The Registers Office for Davidson County Tennessee.

Frazana Saif and Frazana Khan are one and the same.

unimproved ☐

This is improved ☒ property, known as **4702 Trousdale Drive, NAshville, TN 37220**

(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 **our hands** this **29th day of September, 2006.**

Fakir Khan
Fakir Jawid Mohammad Khan

Farzana Khan by Fakir Jawid Mohammad Khan by POA
Farzana Khan
By: Fakir Jawid Mohammad Khan, Attorney –in-Fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Fakir Jawid Mohammad Khan**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Farzana Khan** as Attorney-In-Fact, as ~~his~~ her free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **29th day of September, 2006**.

Commission expires: **11/25/2006**

Theresa L. Smith Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Fakir Jawid Mohammad Khan** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **29th day of September, 2006**.

Commission expires: **11/25/2006**

Theresa L. Smith Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No.709 on the Plan of Caldwell Hall, Section X, of record in Book 3106, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description thereof.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THE PROPERTY BEING CONVEYED HEREIN IS THE FOLLOWING TRACT WHICH WAS CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED, FROM MARIE W. CLARK BROWN, OF RECORD IN BOOK 10421, PAGE 233, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING at a point on the east existing right of way line of Trousdale Drive, said point being on the common property line between James R. Kent, Trustee, Ina Nixon Kent Family Trust and the grantors herein and on the east proposed right of way line located 43.07 feet left of Trousdale Drive survey centerline station 201 + 85.96; thence with said proposed right of way line Southerly with a curve to the left having an unknown radius an arc distance of 75 feet, more or less to a point located 36 feet, more or less, left of survey centerline station 202 + 60, more or less; thence continuing with said proposed right of way line Southwesterly a distance of 35 feet, more or less to a point located 36 feet, more or less, left of survey centerline station 202 + 95, more or less, said point being on the common property line between Evelyn Hudson Smith and the grantors herein, thence with said common property line South 83 degrees 25 minutes 54 seconds West a distance of 6 feet, more or less, to a point located 30.12 feet, left of survey centerline station 202+95.33, said point being on the east existing right of way line of Trousdale Drive; thence with said existing right of way line North 06 degrees 38 minutes 46 seconds East a distance of 35.28 feet to a point located 30.19 feet left of survey centerline station 202 + 60.05; thence continuing with said existing right of way line with a curve to the right having a radius of 220.00 feet an arc distance of 75.58 feet to the POINT OF BEGINNING and containing 447 square feet, more or less, being a portion of the same property conveyed to Marie W. Clark Brown, of record in Book 3648, page 175, Davidson County, Tennessee.