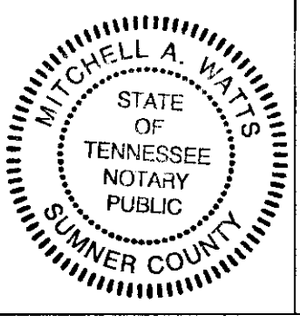
Davidson County DEEDWARR
Recvd: 11/28/06 13:05 3 pgs
Fees:18.00 Taxes:1757.50

20061128-0146705



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Marco Juarez	Marco Juarez	119-05-0
2632 Nolensville Pike	2632 Nolensville Pike	GROUP
Nashville, Tennessee 37211	Nashville, Tennessee 37211	PARCEL 370.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******** Four Hundred Seventy Five Thousand Dollars and Zero Cents ($475,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Abdul Altimimi and Aziz Altamimi, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marco Juarez, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current and all prior years.

This is:

unimproved ☐

improved ☒ property known as 2632 Nolensville Pike, Nashville, Tennessee 37211

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/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 23rd day of November 2006.

Abdul Altimimi

Aziz Altamimi

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Abdul Altimimi and Aziz Altamimi, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public



File No.: 2006-478

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT NO. 1:

BEING the westerly part of lot No. 1 on the Map of Coleman's Subdivision of Part of Lot No. 1 of Patterson's Land, as of record in Book 421, page 149, Register's Office for Davidson County, Tennessee, and in Book 1973, page 311, said Register's Office, and more particularly described according to a survey dated May 9, 1975, by Harold H. Cole, Surveyor, as follows:

SAID part of Lot No. 1 begins at an iron pin in the easterly right-of-way of Nolensville Pike, said point being a corner to Lot No. 2; thence with said right-of-way and the edge of a sidewalk, N 27 deg. 00 min. W 62.00 feet to a point; thence on a curve to the right with a radius of 15.05 feet a distance of 29.86 feet to a point in the southerly margin of Whitsitt Road; thence with said road margin, N. 86 deg. 39 min. E 65.50 feet to an iron pin, a corner to Nelson Pointer; thence with his line, S 22 deg. 24 min. E 68.61 feet to an iron pin in the northerly boundary line of said Lot No. 2; thence with the northerly boundary line of said Lot No. 2 S 77 deg. 09 min. W 78.10 feet to the beginning, containing 6098.40 square feet, more or less.

TRACT NO. 2:

BEING Lot No. 2 on the Map of Coleman's Subdivision of Part of Lot No. 1 of Patterson's Lands, as of record in Book 421, page 149, Register's Office for Davidson County, Tennessee, and excluding property conveyed to the State of Tennessee by deed of record in Book 1973, page 311, said Register's Office, and more particularly described according to a survey dated May 9, 1975, by Harold H. Cole, Surveyor, as follows:

SAID Lot No. 2 begins at an iron pin in the easterly right-of-way of Nolensville Pike, said point being a corner to Lot No. 1; thence with the southerly boundary line of Lot No. 1 N 77 deg., 09 min. E 138.10 feet to an iron pin in the westerly line of an alley; thence with the line of said alley, S 19 deg. 36 min. E 35.00 feet to an iron pin, a point in the northerly boundary line of Lot No. 3; thence with the northerly boundary line of Lot No. 3 S 71 deg. 04 min. W 130.70 feet to a point in the easterly right-of way line of Nolensville Pike; thence with said right-of-way and the edge of a sidewalk N 27 deg. 00 min. W 50.12 feet to the beginning, containing 5643.49 square feet, more or less.

TRACTS NO. 1 and 2 being the same property conveyed to Abdul Timimi (correctly spelled "Altimimi") and Aziz Altamimi by deed dated April 28, 2001, from W. H. Emery a/k/a William H. Emery of record as Instrument No. 20010508-0047837 in the Register's Office for Davidson County, Tennessee.