WARRANTY DEED

P-07-4.52

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amer N. Massad	New Owner	
7441 Hwy. 70 South Apt 432 (ADDRESS)	(NAME) (ADDRESS)	114-00-244
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GERALD HEMMER AND WIFE, ANN HEMMER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AMER N. MASSAD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See attached exhibit "A"

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

unimproved ( )
This is improved (X) property, known as 7441 Hwy. 70 South Apt 432, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 03/01/07 11:38 3 pgs
Fees:18.00 Taxes:517.63
20070301-0025365

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 my/our hand(s) this 12th day of February, 2007.

Gerald L. Hemmer

Ann B. Hemmer

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Gerald L. Hemmer and wife, Ann B. Hemmer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of February, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

Exhibit "a"

LAND LOCATED IN THE 22ND COUNCILMANIC DISTRIC OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY SIDE OF OLD CHARLOTTE PIKE AND THE NORTHERLY MARGIN OF SAWYER BROWN ROAD DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 2-9-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT A MAG NAIL (NEW) WITH WASHER STAMPED TN#1838 IN THE CENTERLINE OF OLD CHARLOTTE PIKE, SAID NAIL BEING LOCATED N 85°00'00" W 466.40 FEET FROM THE CENTERLINE INTERSECTION OF SAID OLD CHARLOTTE PIKE AND SAWYER BROWN ROAD AND BEING THE NORTHWEST CORNER OF THE RIVER ROAD CHURCH OF CHRIST PROPERTY (BOOK 2485, PAGE 181 R.O.D.C., TN.); THENCE LEAVING SAID CENTERLINE WITH THE CENTERLINE OF A CREEK AND THE WESTERLY LINE OF SAID RIVER ROAD CHURCH OF CHRIST PROPERTY AND THE WESTERLY LINES OF THE SCOTT N AND PAMELA B. SATTERFIELD LAND (INSTRUMENT # 20020510-0057790 R.O.D.C., TN.), THE JAMES R. AND NANCY L. DEASON LAND (BOOK 10474, PAGE 827 R.O.D.C., TN.), THE JEFFREY W. GREENE LAND (INSTRUMENT# 20010521-0052535 R.O.D.C., TN.), THE JIMMIE N. CARROLL, ETUX LAND (BOOK 4298, PAGE 35 R.O.D.C., TN.), THE FOLLOWING 6 CALLS:
S 05°01'04" E (PASSING THE SOUTHERLY MARGIN OF OLD CHARLOTTE PIKE AT 25.39 FEET) FOR A TOTAL DISTANCE OF 275.00 FEET TO A POINT; THENCE
S 09°46'04" E 60.00 FEET TO A POINT; THENCE
S 21°46'04" E 75.00 FEET TO A POINT; THENCE
S 10°28'56" W 182.00 FEET TO A POINT; THENCE
S 12°01'04" E 267.00' FEET TO A POINT; THENCE
S 23°16'04" E (PASSING THE NORTHERLY MARGIN OF SAWYER BROWN ROAD AT 100.92 FEET) FOR A TOTAL DISTANCE OF 126.00 FEET TO A MAG NAIL (NEW)WITH WASHER STAMPED TN#1838 ON A BRIDGE IN THE CENTERLINE OF SAID SAWYER BROWN; THENCE WITH SAID CENTERLINE WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 225.63 FEET A CHORD BEARING AND DISTANCE OF S 49°13'07" W 170.67 FEET FOR AN ARC LENGTH OF 175.02 FEET TO A MAG NAIL (NEW) IN THE CENTERLINE OF SAID SAWYER BROWN ROAD AT THE SOUTHEAST CORNER OF THE ELIZABETH J. MOXHAM LAND (BOOK 10159, PAGE 685 R.O.D.C., TN.); THENCE LEAVING SAID CENTERLINE WITH SAID MOXHAM
N 14°51'07" W (PASSING AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID SAWYER BROWN ROAD AT 35.39 FEET) FOR A TOTAL DISTANCE OF 363.29 FEET TO AN IRON ROD (OLD) AT SAID MOXHAM'S NORTHEAST CORNER AND A CORNER TO THE RIVER ROAD CHURCH OF CHRIST LAND (BOOK 4342, PAGE 328 R.O.D.C., TN.); THENCE WITH SAID CHURCH LAND
N 28°09'20" W 314.60 FEET TO AN IRON ROD (NEW); THENCE
N 7°45'00" E (PASSING AN IRON ROD (NEW) ON SAID SOUTHERLY MARGIN OF OLD CHARLOTTE PIKE AT 435.97 FEET) FOR A TOTAL DISTANCE OF 461.00 FEET TO A MAG NAIL (NEW) WITH WASHER STAMPED TN#1838 IN SAID CENTERLINE OF OLD CHARLOTTE PIKE; THENCE WITH SAID CENTERLINE
S 85°00'00" E 175.00 FEET TO THE POINT OF BEGINNING CONTAINING 4.64 ACRES MORE OR LESS.

Being the same property conveyed to Amer N. Massad by deed from Gerald L. Hemmer and wife, Ann B. Hemmer said Register's Office.
Being part of the same property conveyed to Gerald L. Hemmer and wife, Ann B. Hemmer by warranty deed from Mrs. Jessie Evans HEER, RECORDED on the 17th day of August , 1967 in deed book 4162, page 499, in the Register's Office of Davidson County, Tennessee.