STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2007.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G7-2555D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/02/07 12:11 2 pgs
Fees:13.00 Taxes:740.00
20070302-0025952

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jacks Market 1401 Gallatin Rd., Nashville, TN 37206 (NAME)	SAME (NAME)	72-13-394
1401 Gallatin Road (STREET ADDRESS	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Farah Dabit**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacks Market 1401 Gallatin Rd., Nashville, TN 37206**, 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:

TRACT 1:
LAND in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the plan of A.H. Robinson's Subdivision of Lots Nos. 28, 29 and part of Lot No. 30 of the Brownsville Addition, the plan of which is of record in Book 57, page 1, Register's Office for said County, and described as follows:

BEGINNING on the north margin of Straightway Avenue, formerly Main Street, at a point 90 feet east of the east margin of Gallatin Pike; running thence east with the north margin of Straightway Avenue, 50 feet to a point which is on a line with the west margin of an alley now open on the south side of said Avenue, if said alley were extended; thence northwardly 115 feet parallel with the Gallatin Pike, to a point in the south line of James Hollins lot; thence with his line, west 50 feet to appoint; thence southwardly parallel with the Gallatin Pike 115 feet to Straightway Avenue to the point of beginning.

Also a triangular strip of land lying immediately east of the above described property and being part of Lot No. 1 of A.H. Robinson's Subdivision, the plan of which is of record in Book 57, page 1, Register's Office for said county, and is described as follows:

BEGINNING on the northerly margin of Straightway Avenue, formerly Main Street, 140 feet east of the northeast corner of Gallatin Pike and Straightway Avenue, being the southeast corner of the lot conveyed to Atlantic Ice and Coal Co. by deed from H.G. Hill Realty Company of record in Book 670, page 645, Register's Office for said County; thence easterly along the northerly margin of Straightway Avenue 10 feet to a point; thence at right angles northerly and a straight line to the easterly margin of lot conveyed to Atlantic Ice and Coal Co. by deed from H.G. Realty Co. 42 feet, more or less; thence southwesterly, along the easterly margin of said lot, 42 feet, more or less, to the point of beginning.

TRACT II;

A tract of land in the 11th formerly the 18th Civil District of Davidson County, being** a plan of which Subdivision is of record in Book 57, page 1, of the Register's Office for said County, and is particularly described as beginning a t appoint on the east side of Gallatin Turnpike, at its intersection with the north margin of Straightway Avenue, formerly Main Street, running thence eastwardly along the northerly margin of Straightway Avenue 90 feet, more or less, to a point in the southwest corner of a 50 foot lot heretofore sold by H.G. Hill Company to the Atlantic Ice and Coal Company on April 22, 1985; thence northwardly parallel with the Gallatin Pike 115 feet to a point in the northwest corner of the said 50 foot lot heretofore sold; thence westwardly parallel with Straightway Avenue 90 feet, more or less, to the east margin of the Gallatin Pike; thence southwardly with the east margin of said Pike 115 feet to the point of beginning.

** a part of Lots 1 and 2 in A.H.Robinson Subdivision of part of Brownsville,

BEING the same property conveyed to Farah Dabit from Parsottam J. Patel, a married person, by Deed dated June 20, 2001, as Instrument No. ~~200103210065946~~ 200106210065946, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Farah Dabit is signed by his duly appointed Attorney-in-fact Tommy Dabit, pursuant to the Power of Attorney recorded as Instrument #___ 200703020025951 ___, said Register's Office.

unimproved ( )
This is improved (XXX) property, known as 1401 Gallatin Road, Nashville, TN 37206.

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. Whenever 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 31st day of January, 2007.

FARAH DABIT

By: FARAH Dabit by TDabit, Atty-in-Fact
Tommy Dabit, Attorney-in-Fact

January 31, 2007
Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tommy Dabit, Attorney-in-Fact, for Farah Dabit, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2007.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066