Davidson County DEEDWARR
Recvd: 04/17/07 10:51 3 pgs
Fees:18.00 Taxes:1110.00

20070417-0045668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of April, 2007.

Notary Public

My Commission Expires: 10/10/08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & Welch, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sameh H. Sidhom
Lawrence H. Hart
902 Murfreesboro Rd
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
105-8-238

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul G. Freeman, III, Lucy Ann Freeman and Susan Ensley Freeman**, hereinafter referred to as **GRANTORS**, hereby transfer and convey to **Sameh H. Sidhom and Lawrence H. Hart**, hereinafter referred to as GRANTEES, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Beginning at an iron rod in the west right of way of Ensley Drive at a point where Ensley Drive meets 4th Avenue South or Nolensville Road, said point being the southeast corner of the herein described lot:

Thence, with a curve to the right, having a Radius of 25 feet a Delta of 151 deg 05 min. 09 sec, an Arc length of 65.924 feet and a Chord of South 71 deg 47 min 57 sec West 48.42 feet to an iron rod in the East right of way of 4th Avenue South;

Thence, with the East right of way of 4th Avenue South, North 32 deg 39 min 29 sec West, 417.70 feet to an iron rod;

Thence leaving said right of way, North 56 deg, 14 min 02 sec East 284.62 feet to an iron rod in the West right of way of Ensley Avenue;

Thence, leaving said right of way North 33 deg 28 min 19 sec West 79.50 feet to an iron rod;

Thence, North 51 deg 12 min 17 sec East 40.19 feet to an iron rod in the West right of way of Ensley Avenue;

Thence, with the West right of way of Ensley Avenue South 07 deg 47 min 32 sec East, 92.35 feet to an iron rod;

Thence, with a curve to the right, having a Radius of 3,054.30 feet, a Delta of 02 deg 16 min 34 sec, an Arc length of 121.34 feet and a Chord of South 04 deg 52 min 55 sec East 121.333 feet to an iron rod;

Thence South 03 deg 44 min 38 sec East, 374.64 feet to the point of beginning.

Being part of the same property conveyed to Paul G. Freeman, III, Lucy Ann Freeman and Susan Ensley Freeman by instrument of record in Book 10007, page 561 Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following:

Property taxes for the year(s) 2007 and thereafter a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as 1518 4th Avenue South, Nashville, TN .

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hand this 16th day of April, 2007.

GRANTORS:

Paul G. Freeman, III

Lucy Ann Freeman

Susan Ensley Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul G. Freeman, III, Lucy Ann Freeman and Susan Ensley Freeman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of ~~April~~, 2007.

Notary Public

10/10/09
My Commission Expires

