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THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 05/04/07 15:31 4 pgs
Fees:23.00 Taxes:2775.00
20070504-0054069

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
EMAD K. HAMED OLVAT K. HAMED 1345 Murfreesboro Pike Nashville, TN	Same	120-00-0-055.01

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, RICHARD E. BROWN and wife, FRANCES K. BROWN, hereinafter called the Grantors, have bargained and sold by these presents do transfer and convey unto EMAD K. HAMED and wife, OLVAT K. HAMED, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land in the 2nd formerly 5th Civil District of Davidson County, Tennessee, being part of the northeast part of a tract of 93.55 acres, more or less, and being a part of the property known as the old Thomas. S. Weaver Homeplace, and shown as the "Shell Property" on a survey by Barge-Waggoner & Sumner, Engineers, as revised June 14, 1962, as follows:

BEGINNING at a point in the south margin of Murfreesboro Road, 213.4 feet east of a concrete monument in the south margin of said road at a turn near the intersection of Pineway Drive, said point being 75 feet east of the northeast corner of the property conveyed to F. L. Eubank and wife, by deed of record in Book 2102, Page 419, Register's Office for said County; thence along Murfreesboro Road, South 66 degrees 58 minutes East 183 feet to an iron pin; thence leaving the road, South 22 degrees, 53 minutes West 150 feet; thence

North 66 degrees 58 minutes West 183 feet; thence North 22 degrees 53 minutes East 150 feet to the point of beginning.

SUBJECT to easement for cut and fill slopes across the front of the lot adjacent to Murfreesboro Pike as set out in Degree in Minute Book 56, Page 433, of the 2nd Circuit Court for Davidson County, Tennessee, at Nashville:

Being the same property conveyed to Richard E. Brown and wife, Frances K. Brown, by deed from Three Maryland Farms, dated 05/17/84, of record in Book 6338, Page 823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record including, but not* limited *to, all of the following matters:

1) ***A certain lease agreement in Book 6617, Page 39, Register's Office of Davidson County, Tennessee.***

2) ***A certain slope and fill easement, of record in Circuit Court Minute Book 56, Page 433, for Davidson County, Tennessee.***

3) ***Any easements of record and unrecorded encumbrances, reservations, exceptions, and defects, including but not limited to (a) unrecorded mortgages, unrecorded deeds of trust, and vendors', mechanics', materialmen's and all other liens, including any provisions thereof for future advances which could take priority of said lien, (b) Federal, State, and local taxes, including county, school, improvement, water, drainage, sewer, inheritance, personal property, and income, (c) State and Federal bankruptcy, insolvency, receivership, and probate proceedings, (d) judgments and pending suits, in State and Federal Court, (e) covenants; conditions; restrictions; reservations; liens; encumbrances; easements; right-of-way; leases; mineral, oil , gas and geothermal rights.***

4) ***Reserved from this transfer are the "leasing rights" to the billboard that is located on the northeast corner of the property. Grantors shall retain any and all leasing rights and ownership rights to the large billboard located on the northeast corner of the property until June 1, 2012.***

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, successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed

of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I 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.

This property is improved property known as 1345 Murfreesboro Pike, Nashville, Tennessee.

WITNESS MY HAND(S) THIS 15 DAY OF MAY, 2007, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

RICHARD E. BROWN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, _____, of the State and County aforesaid, personally appeared RICHARD E. BROWN, with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such SELLER/GRANTOR, executed the foregoing instrument for the purpose therein contained, by signing his name hereinabove. RICHARD E. BROWN personally appeared before me, a Notary for said state and county and he acknowledged that he executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND(S) THIS 15 DAY OF MAY, 2007, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

Notary Public

My Commission Expires: 5-19-09

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FRANCES K. BROWN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Nicki Shelton, of the State and County aforesaid, personally appeared FRANCES K. BROWN, with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she as such SELLER/GRANTOR, executed the foregoing instrument for the purpose therein contained, by signing her name hereinabove. FRANCES K. BROWN personally appeared before me, a Notary for said state and county and she acknowledged that she executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND(S) THIS 1st DAY OF MAY, 2007, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

Notary Public

My Commission Expires: 5-19-07

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 1 day of May, 2007, in WILLIAMSON COUNTY, TENNESSEE.

Notary Public

My Commission Expires: 5/19/07

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY