WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: February 22, 2010.

(AFFIX SEAL)

RETURN TO: #13244

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/14/07 09:49 2 pgs
Fees:13.00 Taxes:399.60

20070514-0057181

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alireza Nourabadt (NAME)	Alireza Nourabadt (NAME)	13300005200
2900 Baby Ruth Lane (ADDRESS)	P.O. Box 2756 (ADDRESS)	13300005100
Nashville, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (CITY) (STATE) (ZIP)	13300010200

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Gerges Beshay, and wife, Wafaa Beshay, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alireza Nourabadt, unmarried, 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:

Land in the 2nd, 5th, and 6th Civil District of Davidson County, Tennessee, described as follows and combining three previous tracts:

Land described according to a survey made by E.L. Miller, Jr., & Company, dated August 8, 1968, as follows:

Beginning at a point in the center of Antioch Pike with its intersection in the center of Seven Mile Creek; thence with the center of said creek as follows: North 5° 40' East 46 feet; North 12° 55' West 153 feet; North 16° 30' East 187 feet; North 30° 05' East 50 feet and North 52° 15' East 89 feet to the intersection with prior location of Mill Creek, the above being a partial boundary of Tract No. 4 (Parcel H) 5th Civil District conveyed to Henry Horrell and Wilson Brazelton, d/b/a B. & H. Development Company, by Katherine B. Shumate, a widow, by deed of record in Book 4262, Page 80, Register's Office for Davidson County, containing 1.3 acres, more or less. Thence, land described according to a survey made by Z.J. Wilkerson, Surveyor, on August, 1940, as follows:

Down centerline of Mill Creek, prior to relocation, North 55° 30' West approximately 50 feet; thence North 5° West 300 feet; thence North 15° East approximately 266 feet to I-24 right-of-way, the above boundary being a partial boundary of a tract of land in the 6th Civil District conveyed to Johnny Shumate by Katherine B. Shumate by deed of record in Book 5574, page 105, and also a partial boundary of a tract of land in the 2nd Civil District described according to a survey made by John D. Kerr, Surveyor, March 24, 1951, and conveyed to B. & H. Development Company, a partnership composed of Wilson Brazelton and Henry Horrell, by deed of record in Book 4162, Page 287, Register's Office for Davidson County, containing 5.25 acres, more or less. Thence, along I-24 Southwest right-of-way with the radius of a 1° curve to the right a circular distance of 639.14 feet to a point; thence, South 32° 54' East 343.5 feet to a point in the center of Mill Creek, prior to relocation, the above being a partial boundary of a tract of land conveyed by E.C. Vinson and wife, Mary Y. Vinson, to the State of Tennessee by deed of record in Book 2813, Page 389, Register's Office for Davidson County, with right of access to I-24 and channel maintenance; thence, land described according to a survey made by E.L. Miller, Jr., 1963 as follows:

Continuing along I-24 right-of-way, South 32° 54' East 504 feet to the Northerly margin of Antioch Pike; thence, North 73° 15' West 264.6 feet; thence, South 16° 45' West 30 feet; thence, North 73° 15' West 250.5 feet; thence, South 16° 45' West 21 feet; thence, North 74° 40' West 337 feet; thence, South 10° 50' West approximately 30 feet to the centerline of Antioch Pike; thence, with the centerline of said Pike North 74° 40' West 100 feet to the point of beginning in the centerline of Antioch Pike. The last partial boundary is from a tract of land in the 5th Civil District conveyed to B. & H. Development Company by Andrew Jackson Post #1291 V.F.W. by deed of record in Book 4165, Page 49, Register's Office for Davidson County, containing 5.45 acres, more or less.

The herein described tract is bounded by I-24 right-of-way, Antioch Pike, and the prior location of Mill Creek and contains 12.0 acres, more or less. This combination description of the three said tracts by Ed F. Wheeler, surveyor and engineer.

Included in the above description by excluded therefrom is the property sold to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6568, Page 637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gerges Beshay, by deed of record in Instrument No. 20060728-0091274, Register's Office for Davidson County, Tennessee.

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

Wafaa Beshay joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☒

This is improved ☐ property, known as 0 Antioch Pike, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 9th day of May, 2007.

Gerges Beshay

Wafaa Beshay

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Davidson

Wafaa Gerges Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beshay with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2007.

Commission expires: ~~February~~ May 22, 2010

GEORGE HANNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

05/10/07

STATE OF TENNESSEE

COUNTY OF Rutherford

MY COMMISSION EXPIRES: May 22, 2010

Gerges Wafaa Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beshay with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2007.

Commission expires: 2/22/2010

Maryanna Gould

Notary Public

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY