File #2007193

Davidson County DEEDWARR
Recvd: 06/05/07 16:26 2 pgs
Fees:13.00 Taxes:1110.00
20070605-0067312

STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamid A. Saleh	New Owners	MAP 120-1
(NAME)	(NAME)	
1128 Murfreesboro Road	516 Glengarry Drive	PARCEL 127
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37217	
(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 hereby acknowledged, **Southern Baptist Foundation, Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hamid A. Saleh, Fadhel Abdoh Alkifi, Jamil S. Bahhur and Kawthar Bahhur, all with a one-fourth (1/4) undivided interest in subject property, as tenants in common** 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 Third Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Hickerson-Miller, Engineers, dated March 23, 1995 as follows:

Beginning at an iron pin in the northeasterly margin of Murfreesboro Road, said iron pin being 547.5 feet, more or less, southeasterly from the center line of Thompson Place; thence north 36 degrees 25' east 325.7 feet to an iron pin; thence 24 degrees 00' east 200 feet to an iron pin; thence south 54 degrees 55' west 65 feet to an iron pin; thence south 24 degrees 00' east 65 feet to a point; thence south 54 degrees 55' west 152.4 feet to an iron pin in the margin of Murfreesboro Road; thence with the margin of said Road, north 49 degrees 27' west 162.3 feet to the point of beginning, containing 1.1 acres, more or less.

Being the same property conveyed to Mrs. R.E. Martin by deed from E.N. Hester and wife, Peggy Gene Hester of record in Book 2638, page 163, Register's Office for Davidson County, Tennessee. The said Mrs. R.E. Martin having since died, and by her Last Will and Testament of record in Will Book 149, page 401, Probate Clerk's Office for Davidson County, Tennessee, devised the subject property to her daughter Clata Ree Martin Brent. The said Clata Ree Martin Brent has also since died, and by her Last Will and Testament of record in Will Book 188, page 517, said Probate Court Clerk's Office, devised the subject property to Southern Baptist Foundation, Trustee. By Final Decree Confirming Sale of record in Book 9925, page 290, said Register's Office for Davidson County, Tennessee, from Claudia C. Bonnyman, Clerk and Master, the subject property was conveyed to Dorris Brent and Allen Earps. By Decree for Redemption of record in Book 10304, page 370 and Book 10553, page 843, said Register's Office, from Ellen Hobbs Lyle, Chancellor for the Chancery Court for Davidson County, Tennessee, title to the subject was divested out of Dorris Brent and Allen Earps and vested in R.E. Martin. The aforementioned Decree for Redemption was amended by Amended Decree for Redemption of record in Book 10304, page 373 and Book 10556, page 177, said Register's Office, from Carol L. McCoy, Chancellor for the Chancery Court for Davidson County, Tennessee, wherein Southern Baptist Foundation, Trustee was allowed to intervene as an interested party and was subsequently conveyed title to the subject property.

This conveyance is subject to Taxes for 2007, a lien, but not yet due and payable and subsequent years; Rights of Rent-A-Center East, as tenant only, under an unrecorded lease; Rights of Crusader Enterprises of DE, LLC, as tenant only, under an unrecorded lease; Rights of VU Van Dao, as tenant only, under an unrecorded lease; terms and provisions of the Sanitary Sewers and/or Storm Drainage Easement of record in Book 4081, page 371; Easement for culvert and drainage purposes located upon the southeasterly corner of the premises and being approximately 20 feet by 30 feet in measurement as shown on the survey made by Hickerson-Miller Engineers, dated March 23, 1955; subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants thereunder; encroachment on the northeastern tip of the property and subject any and all easements, restrictive covenants and conditions and any other matters of record, including all items set out on any applicable plat of record.

Unimproved ()
This is improved (X) property, known as **1128 Murfreesboro Road, Nashville, TN 37207**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 31st day of May, 2007.

Southern Baptist Foundation, Trustee

BY: _____

Michael W. Weeks

President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Michael W. Weeks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Southern Baptist Foundation, Trustee the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this 31st day of May, 2007.

_____

NOTARY PUBLIC

My Commission Expires: ~~My Commission~~ Expires May 24, 2009

(SEAL)

KEITH H. SOLOMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027