211359

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/21/07 13:19 2 pgs
Fees:13.00 Taxes:1942.50
20071221-0146609

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of December, 2007 by and between **Calvin C Veach**, hereinafter referred to as GRANTOR, and **Munir Hantouli ,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

A triangular tract of land on the South side of Ashland City Road; Bounded on the North by Ashland City Road; on the South by Old Ashland City Road and on the East by J.S. Edney, it being that part of the property belonging to Lottie G. Cato which was cut off from the Old Ashland City Road by the New Ashland City Road.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point in the existing southerly margin of State Route 12, 28.83 feet from centerline station 288+26.77; thence with said existing southerly margin and a curve concave to the north having a radius of 5507.02 feet for a distance of 542.00 feet to a point in the existing southerly margin 24.46 feet from centerline station 282+82.27; thence with said existing southerly margin south 00 degrees 43' 06" east 5.00 feet to a point in the existing southerly margin 29.46 feet from centerline station 282+82.24; thence with said existing southerly margin and a curve concave to the south having a radius of 5502.2 feet for a distance of 256.99 feet to apoint in the easterly line of subject tract 28.03 feet from centerline station 280+23.96; thence with said easterly line south 04 degrees 03' 38" west 23.98 feet to a point in the proposed southerly margin 52 feet from centerline station 280+24.73 ; thence with said prposed southerly margin and a curve concave to the south having a radius of 5677.58 feet for a distance of 709.14 feet to a point in the proposed easeterly margin of Old Hydes Ferry Pike 52 feet from centerline station 287+40; thence with said proposed easterly margin south 25 degrees 25' 18" west 54.16 feet to a point in the existing easterly margin of Old Hydes Ferry Pike 98.67 feet from centerline station 287+67.85; thence with said existing easterly margin north 45 degrees 20' 51" west 90.95 feet to the beginning containing 0.484 of an acre and being a portion of the property conveyed to Calvin C. Veach and wife, Lois Veach of record in Deed Book 3035,Page 389, and Deed Book 2902, Page 543, in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Calvin C. Veach and wife, Lois Veach, by Warranty Deed from Billy S. Deason and wife, Roberta Deason dated April 11, 1960 and recorded April 11, 1960 of record in Book 3035, page 389, Register's Office for Davidson County, Tennessee.

Lois Veach predeceased her husband, Calvin C. Veach and property now vested as Calvin C. Veach as surviving tenant by the entirety.

This is [X]improved [ ]unimproved property known as: **4701 Ashland City Highway, Nashville, TN 37218**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR

does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Calvin C Veach

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Calvin C Veach, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 14th day of December, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Munir Hantouli
4701 Ashland City Highway,
Nashville, TN 37218

Send Tax Statements to:
SAME Munir Hantouli
4701 Ashland City Hwy Nashville. TN 37218
Map & Parcel No. 068.00-0-026.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $525,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Munir Hantouli
Affiant

Sworn to and subscribed before me, a Notary Public, this 14th day of December, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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