Return TO:

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6070576

Send Tax Bills To:
NEW OWNER

Davidson County DEEDWARR
Recvd: 02/11/08 11:05 2 pgs
Fees:13.00 Taxes:542.05

20080211-0013682

New Owner is:
Hakim Tayar Gerki
601 Huntington Parkway
Nashville, TN 37211

MAP: 161-10-0
PARCEL: 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Estate of Lucy E. Dawson, by Char Hart, Executor**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hakim Tayar Gerki and wife, Havin Hameed**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 96, as shown on the Plan of Huntington Park, Section One, of record in Book 4175, page 10, Register's Office for Daivdson County, Tennessee. Said Lot No. 96 fronts 75.0 feet on the southerly side of Huntington Parkway, and runs back, between parallel lines, 160.0 feet to a line in the rear, on which it measures 75.0 feet.

Being the same property conveyed to Charles C. Dawson from Andrew Ewing, Trustee, by Warranty Deed dated 05/20/71 and recorded 5/27/71 in Book 4505, page 720, said Register's Office. The said Charles C. Dawson died on April 15, 1985, leaving property vested as Lucy E. Dawson as the surviving tenant by the entirety. See Survivorship Affidavit of record in Inst. No. 20050504-0050111, said Register's Office. The said Lucy E. Dawson, surviving spouse of Charles C. Dawson having died on February 5, 2007, having named Char Hart, Executor in Order Admitting Will to Probate, Docket Number 07P-387, recorded March 6, 2007 in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **601 Huntington Parkway, Nashville, TN 37211**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28 day of January, 2008.*

*Original Warranty Deed executed on 12/28/2007 was lost. New Warranty Deed executed on 1/28/2008.

TAI

ESTATE OF LUCY E. DAWSON

By: Char Hart, Executor
CHAR HART, EXECUTOR

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Char Hart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executor of the Estate of Lucy E. Dawson,** the within named bargainor, and as such **Executor** executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 28 day of January, 2008.

MICHAEL ANDREW JONES
Notary Public, State of Texas
My Commission Expires
April 20, 2011

Michael Jones
NOTARY PUBLIC
My Commission Expires: 4/20/2011

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$146,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 29th day of January, 2008.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires: