G-21333-4 Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/08 09:58 3 pgs
Fees:18.00 Taxes:995.30

20080502-0044945

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$269,000.00.**

Abbas Almosawi
Affiant

Subscribed and sworn to before me, this the 25th day of April, 2008.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Abbas Almosawi	New Owner	**Map 147-7, Parcel 183, 182 & 181**
4408 Nolensville Pike and\ 339 and 335 Alice Avenue		
Nashville, TN 37211		

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, WE,

Addie Mae Buford, William Henry Buford, Jr., Jerry Thomas Buford, Alexine B. Patton, Donald Lee Buford and Anita Buford Arline, being the Heirs at Law of Mary Francis Buford, Deceased, as to Tracts I, IA and II, and William Henry Buford or Rosalyn Elaine Buford, Trustees of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust, and Addie Mae Buford, Jerry Thomas Buford, Alexine B. Patton, Donald Lee Buford, Anita Buford Arline, as to Tract III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abbas Almosawi

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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 3 in the Subdivision of the Pritchett Lands at Providence, on the Nolensville Turnpike, recorded in Plan Book 421, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 3 fronts 52 feet on the east side of the Nolensville Turnpike, and extends back between parallel lines 150 feet, more or less, to an alley.

Included in the above described property but specifically excluded therefrom is that portion of the property conveyed to the State of Tennessee by Final Judgment of record in Book 4116, page 494; and that portion of the property dedicated on the street dedication plan for Alice Avenue of record in Book 4460, page 131, all of the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Mrs. Mary Francis Buford by Installment Deed from Ezra T. Nightingale and wife, Jennie Ruth Nightingale, of record in Book 4762, page 521, Register's Office for Davidson County, Tennessee. The said Mrs. Mary Francis Buford having since died on June 30, 1986. The property is vested in the heirs at law of Mary Francis Buford.

Tract IA:
Land in Davidson County, Tennessee, being Lot No. 4 in the Subdivision of the Pritchett Lands at Providence, on the Nolensville Turnpike, recorded in Plan Book 421, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 4 fronts 53 1/4 feet on Nolensville Pike and running back between parallel lines 125 feet to an alley.

Included in the above described property but specifically excluded therefrom is that portion of the property conveyed to the State of Tennessee, of record in Book 4027, page 680, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to W. H. Buford and wife, Mary Buford by Installment Deed from W. C. Bosworth, an unmarried man, of record in Book 1169, page 269, Register's Office for Davidson County, Tennessee. The said W. H. Buford and Mary Buford having since died and W. H. Buford having predeceased Mary Buford. The property is vested in the heirs at law of Mary Francis Buford.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 5 in the Subdivision of the Pritchett Lands at Providence, on the Nolensville Turnpike, recorded in Plan Book 421, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 5 fronts 50 feet on Alice Avenue and extends back between parallel lines 106 feet on the easterly line and 105 1/2 feet on the westerly line to a line in the rear.

Included in the above described property but specifically excluded therefrom is that property dedicated on the street dedication plan for Alice Avenue of record in Book 4460, page 131, all of the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to W. H. Buford and wife, Mary Buford by Installment Deed from W. C. Bosworth, an unmarried man, of record in Book 1169, page 269, Register's Office for Davidson County, Tennessee. The said W. H. Buford and Mary Buford having since died and W. H. Buford having predeceased Mary Buford. The property is vested in the heirs at law of Mary Francis Buford.

Tract III:
Land in Davidson County, Tennessee, being the re-subdivision of Pritchett Lands at Providence Subdivision, remaining part of Lot No. 6, recorded in Plan Book 4460, page 131, Relocation of Alice Avenue, Register's Office for Davidson County, Tennessee, and described more precisely as follows:

Commencing at an iron rod on the back of a sidewalk on the right-of-way of Nolensville Pike at the northwest corner of Lot Four of the subdivision of Pritchett Land (PB 421, page 70, RODC, TN); thence leaving said road right-of-way with the northern line of the re-sub of Pritchett Land Subdivision, South 85° 27' 16" East 156.65 feet to an iron rod at the northeast corner of Lot Five, the northwest corner of Lot Six and the point of beginning; thence South 85° 27' 16" East 50.00 feet to an iron rod at the northeast corner of Lot Six; thence with line of Lot Six, South 13° 51' 00" East 85.51 feet to an iron rod at the southeast corner of Lot Six on the northern margin of Alice Avenue; thence with the northern margin of Alice Avenue and a curve to the left, delta of 02° 09' 44", radius of 983.21 feet, and a length of 16.54 feet to the southwest corner of Lot Six; thence with line of Lot Six, North 13° 51' 00" West 76.27 feet to the point of beginning; containing 3,836.2 square feet, more or less, surveyed May 1, 1998 by L. Steven Bridges, Jr., TNRLS #1740, 313 East Main Street, Suite 11, Hendersonville, TN 37075.The property description was modified by Boundary Line Agreement of record in Book 11749, page 144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dana A. Moore by deed from Charles D. Sloan, of record in Book 10111, page 499, Register's Office for Davidson County, Tennessee. Said property was divested out of Dana A. Moore and vested in William Buford, Alexine Patton, Jerry Buford, Don Buford, Anita Arline and Addie Buford, as tenants in common by Agreed Final Decree, of record in Book 11332, page 859, Register's Office for Davidson County, Tennessee. William Henry Buford further conveyed his interest to William Henry Buford or Rosalyn Elaine Buford, Trustees of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust by Quitclaim Deed, of record in Book 11731, page 581, Register's Office for Davidson County, Tennessee. The property description was modified by Boundary Line Agreement of record in Book 11749, page 144, Register's Office for Davidson County, Tennessee.

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

This instrument is being executed in behalf of Alexine B. Patton, pursuant to a Power of Attorney executed by same on the _____ day of April, 2008, of record in Instrument No. 20080502-0044944, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Jerry Thomas Buford, pursuant to a Power of Attorney executed by same on the _____ day of April, 2008, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

See also Affidavit of Heirship recorded as Instrument No. 20080502-0044943, said Register's Office.

This is Improved (__X__) Unimproved (____) property, known as: **4408 Nolensville Pike and 339 & 335 Alice Avenue, Nashville, TN 37211.**

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 my/our hand(s) this **25th** day of **April, 2008.**

Addie Mae Buford

Addie Mae Buford

Jerry Thomas Buford

Jerry Thomas Buford

William Henry Buford Jr.

William Henry Buford, Jr.

/s/ Anita Buford Arline, Attorney in Fact

Alexine B. Patton

Alexine B. Patton

By: Anita Buford Arline

Anita Buford Arline, Attorney in Fact

Donald L. Buford

Donald Lee Buford

William Henry Buford Trustee

William Henry Buford, Trustee

Anita Buford Arline

Anita Buford Arline

Rosalyn Elaine Buford, Trustee

Rosalyn Elaine Buford, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Addie Mae Buford, William Henry Buford, Jr., Jerry Thomas Buford, Donald Lee Buford and Anita Buford Arline,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2008.**

Notary Public

My Commission Expires: 3/22/09



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Henry Buford or Rosalyn Elaine Buford, Trustees of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust,** the bargainors, 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, as Trustees, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2008.**

Notary Public

My Commission Expires: 3/22/09



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Anita Buford Arline**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Alexine B. Patton** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Alexine B. Patton** for the purpose therein contained, by signing the name of **Alexine B. Patton** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2008**.

Notary Public

My Commission expires: 3/22/09

