Return to:

Property Title and Escrow, Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075

PREPARED BY (AND ~~RETURN~~ TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

Davidson County DEEDWARR
Recvd: 08/05/08 10:48 2 pgs
Fees:13.00 Taxes:627.52
20080805-0080555

W & I Ref:(GJ) Title No: 49468
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mohammad S. Sofi Sedeka I. Salih 711 Harding Place Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 14604003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$169,600.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claudia Hibbett Beech ,married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mohammad S. Sofi and spouse, Sedeka I. Salih** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 702 on the Plan of Section Ten, Caldwell Hall of record in Book 3106, Page 79 Register's Office for said County.

SAID Lot No. 702 fronts 82.55 feet on the broken southerly margin of Harding Place and extends back 152.43 feet on the westerly line and 160.0 feet on the easterly line to a dead line in the rear, measuring 89.4 feet thereon.

INCLUDED in the above description, but excluded therefrom is that portion of the property conveyed to the State of Tennessee by Warranty Deed of record in Book 10614, Page 224, described as follows:

BEGINNING at a point on the common property line between Maxie W. Sloan and Frances M. Sloan and the grantors herein, said point being on the south existing right of way line of State Route 255 (Harding Place) and located 36.78 feet right of State Route 255 (Haring Place) survey centerline station 122+78.67; thence with said existing right of way line Northeasterly with a curve to the left having a radius of 1,560.32 feet an arc distance of 64.78 feet to a point located 37.04 feet right of survey centerline station 123+41.83; thence continuing with said existing right of way line North 82 degrees 12 minutes 10 seconds East a distance of 18.48 feet to a point located 37.17 feet right of survey centerline station 123+60.21, said point being on the common property line between Billie B. Foster and the grantors herein; thence with said common property line South 07 degrees 52 minutes 16 seconds East a distance of 11 feet, more or less, to a point located 48 feet right of survey centerline station 123+60.15, said point being on the south proposed right of way line of State Route 255 (Harding Place); thence with said proposed right of way line South 81 degrees 47 minutes 43 seconds West a distance of 14.65 feet to a point located 48 feet right of survey centerline station 123+45.50; thence continuing with said proposed right of way line Northwesterly with a curve to the right having a radius of 1,484.79 feet an arc distance of 67 feet, more or less to a point located 48 feet right of survey centerline station 122+78.71, said point being on the common property line between Maxie W. Sloan and Frances M. Sloan and the grantors herein; thence with said common property line North 05 degrees 43 minutes 54 seconds East a distance of 11 feet, more or less, to the POINT OF BEGINNING and containing 923 square feet, more or less.

BEING the same property conveyed to Thomas E. Hibbett and wife, Martha K. Hibbett by Warranty Deed from Andrew Ewing, Trustee, dated February 13, 1962 and recorded October 9, 1962 of record in Book 3437, Page 261, Register's Office for Davidson County, Tennessee. The said Thomas E. Hibbett and Martha K. Hibbett have since divorced and by Order Docket No. 80758, in the Fifth Circuit Court for Davidson County, Tennessee, and of record in Book 5044, Page 191, said Register's Office, subject property was vested in Thomas Eugene Hibbett. The said Thomas Eugene Hibbett has since died. The Last Will and Testament of Thomas Eugene Hibbett of record in Will Book 166, Page 755, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, left certain rights to Patricia Hibbett as to the possession of subject property. By Quitclaim Deed of record in Document No.

No. 20080505-0045812, said Register's Office, Patricia Hibbett conveyed her interest in subject property to Claudia Hibbett Beech.

C. R. Beech spouse of Claudia Hibbett Beach joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan of record in Book 3106, Page 79, said Register's Office, shows an owner's certificated, a 50 foot minimum building setback line from Harding Place and a 10 foot easement for public utility purposes along the rear line of said lot and a 20 foot sewer easement located on the rear portion of said lot with an 8 inch sewer line lying therein and a 2.5 x 25 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot.

This is improved property, known as: 711 Harding Place, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 2008.

Claudia Hibbett Beech

C. R. Beech

State of TENNESSEE
County of DAVIDSON

On this 1st day of August, 2008 , before me the undersigned authority, personally appeared Claudia Hibbett Beech and C. R. Beech, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $69,600.00

Affiant

Sworn and subscribed before me this the 1st day of August, 2008

Notary Public

My Commission Expires: *My Commission Expires: Aug. 22, 2011*