WARRANTY DEED Davidson County DEEDWARR Recvd: 08/20/08 10:36 3 pgs Fees:18.00 Taxes:1202.50 20080820-0085493	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $325,000.00 Yusif Arizy Affiant Subscribed and Sworn to me, this 14th day of August, 2008. Phyllis Keenan Notary Public My commission expires: 3.21.09

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Yusif Arizy 3124 Old Franklin Blvd., Antioch TN 37013	SAME	MAP & PARCEL 17400003900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lyndell Allen Hunter and Karen June White and Jerry Randall Hunter, beneficiaries of the Estate of Lula C. Hunter, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Yusif Arizy**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
A tract of land in the 5th, formerly 6th Civil District of Davidson County, Tennessee, and described according to a copy of a survey made by H. B. Fowlkes, August 1946, as follows:

Beginning at a point in the south margin of an abandoned roadway in a fence line, the west line of the lands of Hall; thence along the south line of said roadway, abandoned, South 73 deg. 30' West 780.03 feet to a point in the south line of the same opposite the right of way of the Old Franklin Road in E. C. Seiner's new corner, the northwest corner of this tract; thence South 4 deg. 28' West 549.4 feet to a corner post; thence South 88 deg. East along a fence, 755.83 feet to Seiner's corner in the west line of the Lovelace property; thence with Lovelace's west line and along the west line of Hall, North 2 deg. 45' East 794 feet to the beginning, containing 11.5 acres, more or less.

Tract 2:
A tract of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by H. B. Fowlkes, in August, 1946, as follows:

Beginning in E. S. Seiner's northeast corner; thence North 25 deg. 40' West 40.7 feet to the center of the Old Franklin Road; thence with the center line of said road North 64 deg. 20' East 100 feet; thence North 60 deg. 07' East 100 feet; thence North 55 deg. 00' East 100 feet to a point in the center of said road; thence leaving said road South 21 deg. 40'East with Turner's west line 120 feet to the northeast corner of Roy Hill's 10 acre tract; thence with Hill's north line South 73 deg. 30' West 296 feet to the point of beginning, containing 0.5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Tract "A" Beginning at a point where the lands of H. C. Turner, Roy Hill and C. A. Hall corner and runs with the boundary line between the lands of Roy Hill and H. C. Turner, South 73 deg. 30' West, 124 feet to a point; thence South 41 deg. 47' East 155 feet to a point in the boundary line between the lands of Roy Hill and C. A. Hall; thence with the said boundary line in a northerly direction 140 feet to the point of beginning.

Tract "B" Beginning at a point where the lands of Roy Hill and H. C. Turner corner on the southeast right of way of Old Franklin Road and runs with said right of way line and a 4 deg. curve to the right circular distance of 240 feet to a point 30 feet left of center line station 16 +00 of Old Franklin Road; thence South 31 deg. 40' East 30 feet to a point thence with the radius of a 4 deg. curve to the left a circular distance of 245 feet to a point in the boundary line between the lands of Roy Hill and H. C. Turner; thence with said boundary line North 21 deg. 40' East 34 feet to the point of beginning.

Tracts "A" and "B" contain a total of 0.41 acres, more or less, and being the same property conveyed to the State of Tennessee by deed from Roy Hill and wife, Lucille H. Hill, as of record in Book 2813, page 373, Register's Office, Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXLUDED FROM THIS CONVEYANCE in the following tract of land conveyed to United Telephone Company by deed from Lula C. Hunter, a widow, of record in Book 8058, page 746, Register's Office for Davidson County, Tennessee.

0.20 acres of property located in the 5th Civil District Nashville, Davidson County, Tennessee. Also being Lot 1, Hunter Property, not of record. Being bound on the north by Old Franklin Road, on the east and south by the Lockert F. Hunter property as of record in Book 2909, page 441, R.O.D.C., TN, and on the west by C. C. Bonds Property as of record in Book 866, page 101, Register's Office Davidson County, Tennessee. The same being more particularly described as follows:

Beginning at an iron pin located in the southernly margin of Old Franklin Road and being 825' southwest of the centerline of Interstate 24, and being the northeast corner of the tract as described herein; thence leaving the southernly margin of Old Franklin Road the following calls: South 4 deg. 28' 00" West – 158.00 feet; South 85 deg. 32' 00" East – 60.00 feet; North 4 deg. 28' 00" East – 125.00 feet. To a star drilled hole in rock headwall located in the southernly margin of Old Franklin Road; said headwall being the most northeast corner of the C. C. Bonds Property as of record in Book 866, page 101, Register's Office Davidson County, Tennessee, and the most northwest corner of the property as described herein; thence with the southernly margin of Old Franklin Road North 65 deg. 13' 04" East – 68.77 feet to the point of beginning, and containing 0.20 acres or 8,508.00 sq. ft. according to survey performed in the field on February 7, 1990, by David Bundren R.L.S. Campbell Surveying Company, Inc.

Being the same property conveyed to Lockert F. Hunter and wife, Lula C. Hunter by deed from Roy L. Hill and wife, Lucille H. Hill of record in Book 2909, page 441, Register's Office for Davidson County, Tennessee. The said Lockert F. Hunter having died and the property vested in Lula C. Hunter by estate by the entireties and the said Lula C. Hunter having since died 9/13/06 and her beneficiaries being Lyndell Allen Hunter, Karen June White and Jerry Randall Hunter pursuant to her Will probated under Docket No. 06P-1918 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 3124 Old Franklin Blvd., Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 14th day of August, 2008.

Lyndell A. Hunter
Lyndell Allen Hunter

Karen June White
Karen June White

Jerry Randall Hunter
Jerry Randall Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lyndell Allen Hunter, Karen June White, and Jerry Randall Hunter** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2008.

Notary Public

My Commission Expires: 3-21-09

NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE NOTARY PUBLIC