WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/09 08:32 2 pgs
Fees:13.00 Taxes:481.00
20090122-0005312

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Naser A Azad.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2009

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NASER AZAD	SAME	MAP 61-11 PAR 311
(NAME)	(NAME)	
4816 INDIAN SUMMER DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, PHILIP BROWNING LONG REVOCABLE TRUST OF 2001, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASER AZAD**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a portion of Lot No. 1 on the Resubdivision of Part of Lot No. 2, Greenland Tract, of record in Book 4470, Page 6, Register's Office for Davidson County, Tennessee, described as follows: SAID part of said lot begins at a point being the southwest corner of said lot on the easterly side of Gallatin Road and runs 37.6 feet, more or less, in a northerly direction to a point; thence leaves Gallatin Road and runs back 80.2 feet, more or less, on the northerly line along the existing brick building as shown on said Plan; thence in a southerly direction in a straight line to a point in the southerly line of said lot, a distance of 45 feet, more or less according to the Davidson County Tax Assessor's Mapping Division; thence westerly 80.2 feet, more or less, to the point of beginning.

AND INCLUDING AN EASEMENT FOR INGRESS AND EGRESS SERVING THE ABOVE DESCRIBED PREMISES WHICH EASEMENT IS DESCRIBED AS FRONTING 21.2 FEET ON THE EASTERLY MARGIN OF GALLATIN ROAD AND RUNNING BACK 80.2 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 80.2 FEET, MORE OR LESS, ON THE SOUTHERLY LINE. SAID EASEMENT IS FOR DRIVEWAY PURPOSES FOR GRANTEE, HIS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO A PARKING AREA IN THE REAR OF BUILDING ON ABOVE DESCRIBED PREMISES AND FOR USE BY THE NAMES GRANTORS IN THAT CERTAIN WARRANTY DEED FROM GLENN NABORS AND HASSELL BRUSH TO SHIRLEY J. PRESLEY OF RECORD IN BOOK 6062, PAGE 749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THEIR SUCCESSORS AND/OR ASSIGNS. GRANTEE HEREIN AND HEREIN REFERENCED GRANTORS, THEIR SUCCESSORS AND/OR ASSIGNS IN DEED OF RECORD IN BOOK 6062, PAGE 749, SAID REGISTER'S OFFICE SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE, REPAIR AND UPKEEP OF THE EASEMENT AREA.

Being Tract II of the same property conveyed to Philip Browning Long Revocable Trust of 2001 in Instrument No. 20050420-0043985, Register's Office for Davidson County, Tennessee.

ALSO CONVEYED HEREWITH:

Land in Davidson County, Tennessee, being that property containing the 8" exposed block wall adjacent and attached to the northerly side of the existing brick building located on property located on (MAP 61-11 PARCEL 311).

Being the same property conveyed to Philip Browning Long Revocable Trust of 2001 by quitclaim deed of record in Instrument No. 20050420-0043986, Register's Office for Davidson County, Tennessee.

This is the same legal descriptions as on the previous deeds of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 4118 GALLATIN PIKE, NASHVILLE, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 16th day of January, 2009.

PHILIP BROWNING LONG REVOCABLE TRUST OF 2001

By: Philip Browning Long Trustee

PHILIP BROWNING LONG, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, PHILIP BROWNING LONG, TRUSTEE OF PHILIP BROWNING LONG REVOCABLE TRUST OF 2001 the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained and is authorized by the Trust to execute this instrument on its behalf.

Witness my hand and official seal this 16th day of January, 2009.

Commission expires: 12-21-2011

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public