BILL GARRETT, Davidson County
Trans:T20090059637 DEEDWARR
Recvd: 08/31/09 15:37 5 pgs
Fees:28.00 Taxes:1850.00
20090831-0081733

THIS INSTRUMENT PREPARED BY:
Corey J. Stringer, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Hamid Rabiee	Same	071-03-0-046.00
5907 Charlotte Road		071-03-0-047.00
Nashville, Tennessee 37209		071-03-0-048.00
		071-03-0-049.00
		071-03-0-050.00
		071-03-0-051.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$500,000.00~~.

Affiant

Subscribed and sworn to before me this the 31st day of August, 2009.

Notary Public

MELISSA HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/2/11

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **F. Bruce Fitzpatrick, and wife, Carolyn A. Fitzpatrick, and Terry B. Fitzpatrick**, hereinafter called "GRANTORS," have bargained and sold, and by these presents does transfer and convey unto **Hamid Rabiee,** hereinafter called "GRANTEE," his heirs and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property known as 2408 Dickerson Road, Nashville, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTORS do further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not further or otherwise. 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 its hand this, the 31st day of August, 2009.

GRANTORS:

F. Bruce Fitzpatrick

Carolyn A. Fitzpatrick

Terry B. Fitzpatrick

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 **F. Bruce Fitzpatrick and wife, Carolyn A. Fitzpatrick**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 2009.

Notary Public

NELISSA H. HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 5/2/11

N MBH 703617 v1
2908386-000001 8/27/2009

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 **Terry B. Fitzpatrick**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 2009.

Melissa H. Holloway
Notary Public

MELISSA H. HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
5/2/11

N MBH 703617 v1
2908386-000001 8/27/2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 2, all of Lots Nos. 3, 4, 5, 6, 25, 26 and 27 on the Map of Dr. E. T. Brown's Subdivision of part of the Hughes Place, as of record in Book 332, page 55, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 and all of Lots Nos. 3 and 4 front together 220 feet on the westerly side of Dickerson Pike, as widened, and extended back between parallel lines 235 feet, more or less, to an alley.

Said Lot No. 5 fronts 100 feet on the westerly side of Dickerson Pike and extends back between parallel lines 235 feet, more or less, to an alley.

Said Lot No. 6 fronts 100 feet on the westerly side of Dickerson Pike, as widened, and extends back between parallel lines, with the southerly margin of Martin Avenue, 235 feet, more or less, to an alley.

Said Lots Nos. 25, 26 and 27 front 436.8 feet on the southerly side of Martin Avenue and extend back 279.5 feet on the easterly line, with the westerly margin of an alley, and 250 feet on the westerly line to an alley in the rear, measuring 338.2 feet thereon.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM, is that portion specifically described as excluded from the premises conveyed in the Deed of record in Book 5146, page 424 and in Deed of record in Book 5016, page 755, as referenced in the Deed of record in Book 5660, page 177, said Register's office.

Being part of the same property conveyed to F. Bruce Fitzpatrick and wife, Carolyn A. Fitzpatrick by deed from Abernathy Auto Parts, Inc., of record in Book 5146, page 424, dated May 13, 1977, said Register's Office.

Being part of the same property conveyed to F. Bruce Fitzpatrick and Terry B. Fitzpatrick by deed from Protective Limited Partnership, a Tennessee Limited Partnership, of record in Book 5660, page 177, dated October 2, 1980, said Register's Office.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County Taxes for the year 2009 and subsequent years.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4014, page 989, Register's Office for Davidson County, Tennessee.

3. Easement for the flow of waters at Pages Branch Creek and the rights of the public therein.