BILL GARRETT, Davidson County
Trans:T20090069199 DEEDWARR
Recvd: 10/09/09 13:17 2 pgs
Fees:13.00 Taxes:1260.22

20091009-0094277

# WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

R-AOF-09-516

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,600.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sharl Zakaria | Sharl Zakaria | |
| 516 Bell Road | (NAME) 516 Bell Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37013 | Nashville, TN 37013 | 149-160.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE BANK OF NASHVILLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARL ZAKARIA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE REMAINING PORTION OF TRACT 4 ON THE PLAN OF THE HOUSTON T. EZELL PROPERTY, AS OF RECORD IN DEED BOOK 5060, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AFTER THE WIDENING OF BELL ROAD.

TO REACH THE POINT OF BEGINNING, FROM THE ORIGINAL NORTHWEST CORNER OF LOT 4, COMMENCE S 83 DEGREES 30' 58" E 19.96 FEET TO THE NEW EASTERLY MARGIN OF BELL ROAD AND THE NEW NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S 88 DEGREES 30' 58" E 60.31 FEET TO AN IRON PIN; THENCE S 46 DEGREES 08' 58" E 137.69 FEET TO AN IRON PIN; THENCE S 43 DEGREES 51' 02" W 64.09 FEET TO AN IRON PIN; THENCE N 81 DEGREES 47' 47" W 142.13 FEET TO AN IRON PIN IN THE NEW EASTERLY MARGIN OF BELL ROAD; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5584.80 FEET AND A CENTRAL ANGLE OF 0 DEGREES 05' 03" (CHORD BEARING AND DISTANCE OF N 11 DEGREES 19' 48" E 8.21 FEET), A DISTANCE OF 8.21 FEET WITH THE EASTERLY MARGIN OF BELL ROAD, TO AN IRON PIN, THENCE N 11 DEGREES 22' 20" E 10.26 FEET WITH THE EASTERLY MARGIN OF BELL ROAD TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 7583.44 FEET AND A CENTRAL ANGLE OF 0 DEGREES 45' 20" (CHORD BEARING AND DISTANCE OF N 11 DEGREES 25' 02" E 106.56 FEET) A DISTANCE OF 106.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17,521.33 SQUARE FEET AND BEING THE REMAINING PORTION OF THE PROPERTY CONVEYED TO RAYMOND WHITEAKER, JR. OF RECORD IN DEED BOOK 5108, PAGE 950, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY WHICH WAS CONVEYED BY THAT CERTAIN DEED FROM RAYMOND WHITEAKER, JR. AND CHIN HO CHANG TO THE STATE OF TENNESSEE, OF RECORD IN BOOK 9675, PAGE 381, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NASHVILLE BY SUBSTITUTE TRUSTEE'S DEED FROM DAVID M. SMYTHE, SUBSTITUTE TRUSTEE, RECORDED ON THE 28TH DAY OF MAY, 2009 IN INSTRUMENT NO. 20090528-0049132, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5060, PAGE 73; CONVEYANCE TO THE STATE OF TENNESSEE OF RECORD IN BOOK 9675, PAGE 381 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved ( X ) property, known as 516 Bell Road, Nashville, Tennessee 37013

(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of September, 2009.

The Bank of Nashville

BY: _____

Ashley M. Griffith, Special Assets Officer

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of September, 2009, before me personally appeared Ashley M. Griffith, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged /himself/herself to be the Special Assets Officer of The Bank of Nashville, the within named bargainor, a corporation, and that he/she as such Special Assets Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 28th day of September, 2009.

_____

Notary Public

My Commission Expires: 7-24-10

FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903