ADDRESS NEW OWNERS and
SEND TAX BILLS:
Ibrahim Suleiman and
Sabah Badel
718 Harding Place
Nashville TN 37211

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
51-11-72
NO TITLE SEARCH

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Paul Green Crenshaw, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to Ibrahim Suleiman and Sabah Badel, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

TRACT NO. 2:

Land in the 4th Councilmanic District of Davidson County, Tennessee, being the southwesterly part of Lot No.3, being west of the Gallatin Pike, on the plan of the lands of N.O.Love, deceased, of record in Minute Book 7, page 176 of the County Court for said County, and described as follows:

Beginning at an iron pin located in the intersection of northern right of way margin of a proposed street and the eastern right of way margin of the Louisville and Nashville Railroad; thence with the eastern right of way margin of said railroad N. 18 deg., 5 min., 25 sec. East 211.11 feet to an iron pin in the southwest corner of the W.R.Dunn property; thence along the southern property line of said property South 75 deg. 13 min. 5 sec. East 183.23 feet to a rock corner stone; thence South 18 deg. 24 min. 54 sec. West 169.76 feet to a rock corner stone in the northern right of way margin proposed street; thence with right of way of said street North 87 deg. 50 min. West 189.22 feet to the point of beginning, said tract containing 0.80 acres.

TRACT No. 3:

An easement for ingress and egress to the property to the north of Tracts 1 and 2 as follows:

Beginning with a rock corner stone located in the northeast corner of the above described property; thence South 18 deg. 24 min. 54 sec. West 10.03 feet to an iron pin; thence South 75 deg. 13 min. 5 sec. East 422.83 feet to a R.R. spike in the western right of way margin of Gallatin Pike; thence along said right of way with a curve to the right having a radius of 1937.7 feet and a distance of 10.0 feet to a R.R. spike; thence leaving said right of way North 75 deg. 13 min. 05 sec. West 421.01 feet to the point of beginning.

Being the same property conveyed to Paul Green Crenshaw and wife Noel W. Crenshaw by Deed from Pateli, Inc., dated September 28, 1992, and recorded in Deed Book 8747, page 621, Register's Office for Davidson County, Tennessee. Noel W. Crenshaw having died on August 26, 2003 (see affidavit of heirship, inst.#22050616-0069134). This is unimproved property known as 0 Gallatin Pike South, Madison, TN 37115.

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BILL GARRETT, Davidson County
Trans:T20100016796 DEEDWARR
Recvd: 03/23/10 09:12 2 pgs
Fees:13.00 Taxes:185.00
20100323-0021593

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided, and subject to restrictive covenants of record and for real property taxes for the year of 2010, which have been prorated and assumed by the GRANTEES.

GRANTOR further covenant and bind himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 19 day of March, 2010.

Paul Green Crenshaw

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Paul Green Crenshaw, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of March, 2010.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires:
8/20/13

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

AFFIANT

Subscribed to and sworn before me, this the 19 day of March, 2010.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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