BILL GARRETT, Davidson County
Trans:T20100033157 DEEDWARR
Recvd: 06/02/10 09:58 3 pgs
Fees:18.00 Taxes:297.11
20100602-0042293

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Yasser Nagi
2401 Smith Springs Road
Nashville, TN 37217

MORTGAGEE
Cedarstone Bank
900 West Main Street
Lebanon, Tennessee 37087

SEND TAX BILLS
New Owner

MAP-PARCEL:
135-00-0-219.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **George E. Robinson and wife, Gail M. Robinson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Yasser Nagi , unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Second Civil District of Davidson County, Tennessee, described as follows: Beginning at a stake on the line between Gardner's 111.93 acre tract and Andrew Johnson's tract at a point being the southwest corner of a tract sold by Gardner to Irby Smith and running west 120 feet on said line to a point and fronting 120 feet on said line and running back north on parallel lines 699 feet, more or less, on the east line, (begin Irby Smith's west line), and 798 feet, more or less, on the west line of Smith Springs Road and fronting on said road, containing two acres, more or less. See also Deed Establishing a New Boundary of record in Book 6104, page 406, of the Register's Office of Davidson County, Tennessee.

Included in the above description, but expressly excluded herefrom is the following tract, conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 8218, page 963, of said Register's Office:

Beginning at a point on existing south right of way line of Smith springs road on the common line of Williams H. Ellis and David B. Matthews, said point being 19' south of center line survey station 59-02 and proceeding as follows:

1. Southwardly with the common line of William H. Ellis and David B. Matthews a distance of 6' to the new south right of way line of Smith Springs Road; thence,
2. Westwardly with a line 25' south of and parallel to the center line and with a 733.86' radius curve to the right a distance of 69.0'; thence,
3. South 31 degrees 28' 17" East 26.52; thence,
4. With a 716.17' radius curve to the left a distance of 78.0' to a point on the common line of William H. Ellis and Mable Ellis; thence,
5. Northwardly with the line between William H. and Mable Ellis a distance of 11' to a point on the existing south right of way line of Smith Springs Road that is 14' south of center line survey station 57-20; thence,
6. Eastwardly with the existing south right of way line of Smith Springs Road a distance of 178' to the point of beginning and containing 1580 square feet or 0.04 acres, more or less.

Also included but expressly excluded in this conveyance is that property containing 0.35 acres conveyed to Gary D. Vaughan and wife, Lynn S. Vaughan by deed from George E. Robinson and wife, Gail M. Robinson by deed dated January 18, 2001 and filed of record in Instrument Number 20010119-0005866, Register's Office for Davidson County, Tennessee.

Also included but expressly excluded from this conveyance is that property containing 0.45 acres conveyed to John D. Cain and wife, Janice M. Cain by deed from George E. Robinson and wife, Gail M. Robinson by deed dated January 18, 2001 and filed of record in Instrument Number 20010119-0005867, Register's Office for Davidson County, Tennessee.

Also included but expressly excluded from this conveyance is that property containing 0.43 acres conveyed to Mark E. Hasty and wife, Cindy L. Hasty by deed from George E. Robinson and wife, Gail M. Robinson by dated January 18, 2001 and filed of record in Instrument Number 20010119-0005868, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George E. Robinson and wife, Gail M. Robinson by deed of record from Penny Ellis Bradshaw and Janie Ellis Knight, in our capacity as co-executrixes and for the estate of Vivian R. Ellis, dated September 1, 2000 of record in Instrument Number 20000910089601, Register's Office, Davidson, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a right of way easement of record in Book 8333, page 32; a boundary line agreement of record in Book 6104, page 406; subject to easement of record in Book 8218, page 963; and any restrictive covenants, easements, covenants conditions and all matters and notes as shown of record in the Register's Office, Davidson, County, Tennessee.

This is the part of description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2401 Smith Springs Road Nashville, TN 37217.**

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 our hands this 28th day of May, 2010.

George E. Robinson

Gail M. Robinson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George E. Robinson and wife, Gail M. Robinson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$80,300.00.**

AFFIANT

Subscribed and sworn to before me this 28th day of May, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12