BILL GARRETT, Davidson County
Trans:T20110033138 DEEDWARR
Recvd: 06/03/11 10:14 3 pgs
Fees:18.00 Taxes:1110.00
20110603-0042553

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive, Suite 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of June, 2011, by and between Edith McWhirter, unmarried, party of the first part, and Jamal Arradi and Zainab Arradi, Husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to William Allen McWhirter, Jr. and wife Edith C. McWhirter by virtue of that certain Quit Claim Deed dated February 5, 1997, at Book 10342, Page 90 in the Register's Office of Davidson County, Tennessee. William Allen McWhirter Jr. died on September 26, 2010.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Edith McWhirter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Edith McWhirter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of June, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Jamal Arradi and Zainab Arradi 761 Winthorne Dr Nashville, TN 37217
Tax Parcel No	07213040900
Property Address:	1301-1305 Gallatin Avenue Nashville, TN 37206
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $300,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of June, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT NO. 1: BEING the southerly 100 feet of Lot No. 1 on the Plan of Sharpe & Horn's Fourth Addition to Nashville, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of the Gallarin Road and Douglas Avenue, formerly Hinton Street, being the southwest corner of said Lot No. 1; thence with the easterly margin of said road northwardly 100 feet to the southwest corner of the Alexander lot; thence with the southerly line of said lot eastwardly to the line between Lots Nos. 1 and 2 on said plan; thence with said line southwardly 100 feet, more or less, to the northerly margin of Douglas Avenue; thence with the northerly margin of said Avenue westwardly 132 feet to the beginning.

TRACT NO. II: BEING the northerly part of Lot No. 1 on the Plan of Sharpe & Horn's Fourth Addition to Nashville, of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Gallatin Pike at a point 100 feet north of the northerly margin of Douglas Avenue, formerly Hinton Street; thence with the easterly margin of said pike, northerly 78.25 feet to an alley; thence with said alley eastwardly 78-1/2 feet to the corner of Lots 1 and 2; thence with the line between said two lots, south 70 feet; thence westwardly 100 feet, more or less, to the beginning.

A portion of the described property is excluded by Project Tract No. 141, Map No. 72-13, Parcel No. 410 and described as follows:

Right-of-way: BEGINNING at a point on the north boundary of Parcel No. 410 of Map 72-13 at approximate Station 84+93 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue N83°56'29"W, 132 feet to the right-of-way of Gallatin Road; thence with the right-of-way of Gallatin Road N23°40'39"E, 63.47 feet to a point; thence leaving said right-of-way with a curve to the left having a central angle of 94°44'23" and a radius of 30.00 feet, 49.61 feet along the curve to a point; thence S71°03'45"E, 39.15 feet to a point; thence with a curve to the left having a central angle of 05°35'53" and a radius of 548.36 feet, 53.48 feet along the curve to a point on the east property line; thence with said line S06°13'22"W, 4.06 feet to the point of beginning. Containing 2,308.55 square feet.

TEMPORARY EASEMENT: BEING a 15 foot wide strip adjacent to and parallel to the dedicated right-of-way described above. Containing 1,642 square feet. Easement to be abandoned upon completion of construction.