THIS INSTRUMENT PREPARED BY:
Southern Tennessee Title & Escrow, LLC
P.O. Box 310
Winchester, Tennessee 37398

TAX RESPONSIBILITY and OWNER:

Adel Ibrahem

2218 8th Ave, S

Nashville, TN 37204

Tax ID: Map 119-7-115

BILL GARRETT, Davidson County
Trans:T20110070649 DEEDWARR
Recvd: 11/09/11 08:25 4 pgs
Fees:23.00 Taxes:129.50
20111109-0087484

WARRANTY DEED

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, We, **Ricky U. Alexander and wife, Janice S. Alexander**, have this day bargained and sold and do hereby transfer and convey unto **Adel Ibrahem**, his heirs and assigns, certain real estate located in the 6th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

LAND lying in the 6th, formerly the 9th Civil District of Davidson County, Tennessee situated on Mill Creek, and bounded as follows:

BEGINNING at a stake in Samuel Ham's North boundary line, running thence, West 60-1/10 poles to Ham's Corner; near Hall's Old Mill; thence, South 1/2 degrees East 53 poles; thence, East 60-4/10 poles; thence, North 1/2 degrees West 53 poles to the beginning, containing 20 acres, more or less.

BEING a portion of the property conveyed unto Ricky U. Alexander and wife, Janice S. Alexander by deed of record in Book 6162, Page 477, Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are the following parcels of land:

Tract 1 Exception: LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the N.C. & St. L. Railroad right-of-way and in the west boundary line and 274-1/2 feet south of the northwest corner of a 20 acre tract of land described in deed from Cynthia Grissim and husband, J. G. Grissim to J. U. Sidler and wife, Hattie S. Sidler, Joe Sidler, Jr. and C. S. Sidler, of record in Book 1172, Page 220, Register's Office for said County, and running thence with the west boundary line of said 20 acre tract, S 1/2° E. 600 feet to the southwest corner of said 20 acre tract; thence, with the south boundary line of said 20 acre tract, 836 feet to a point in the south boundary line of said tract; thence, northwardly 550 feet to a point in the center line of said N. C. & St. L. Railroad right-of-way; thence, with the center line of said right-of-way 836 feet to the point of beginning, containing 11

acres, more or less.

BEING the same property conveyed to C. S. Sidler and wife, Jennie Lou Sidler, by deed from J. U. Sidler and wife, Hattie S. Sidler, of record in Book 2083, Page 259, Register's Office for Davidson County, Tennessee.

Tract 2 Exception: LAND in Davidson County, Tennessee, described as follows:

LAND in the 6th, formerly the 9th Civil District of said County, described according to a survey made by Geo W. Watkins, Surveyor, January 4, 1955, as follows:

BEGINNING at a concrete monument in the southerly margin of the chartered right-of-way of the N. C. & St. L. R.R., 556.2 feet westwardly from the intersection of the same with the westerly margin of Thompson Lane, being also a point in the most north west corner of Tract No. 1 on the Plan of Brookside Heights, not of record, conveyed to First American National Bank, et al., Trustee, of record in Book 1853, Page 265, Register's Office for said County; thence, with said right-of-way, North 87° West 160 feet to an iron pin at the intersection of said right-of-way and the eastern boundary line of the property conveyed to C. S. Sidler and wife, by deed from J. U. Sidler and wife, of record in Book 2083, Page 259, said Register's Office; thence, with said Sidler's eastern boundary line South 1° 17' West 447.9 feet to an iron in in the northern boundary line of said Tract No. 1; thence, with same South 88° 28' East 160 feet to a concrete monument; thence, with the western boundary line of said Tract No. 1, North 1° 17' East 446.6 feet to the beginning, containing 1.64 acres, more or less.

BEING the same property conveyed to Charles Truman Alexander, Sr. and wife, Katherine Agnes Alexander, by deed from J. U. Sidler and wife, Hattie S. Sidler, of record in Book 2444, Page 441, Register's Office for Davidson County, Tennessee.

Tract 3 Exception: LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point in J. U. Sidler's Southwest corner and running with the North right-of-way of the railroad easterly, 50 feet to a point; thence, with a curve to the left having a radius of 325 feet, an arc distance of 70 feet to a point; thence, North 63° 04 min. East, 127.73 feet to a point; thence, with a curve to the right having a radius of 475 feet, an arc distance of 187.84 feet to a point in the present South right-of-way line of Dodge Drive; thence, with right-of-way line westerly, 170 feet to a point; thence, with a curve to the left having a radius of 550 feet, an arc distance of 40 feet to a point; thence, South 63°, 04 min. West, 127.73 feet to a point; thence, with a curve to the right having a radius of 275 feet, an arc distance of 90 feet to a point in J. U. Sidler's west boundary line; thence, with said boundary line southerly 29 feet to the point of beginning, containing 0.36 acres, more or less.

BEING the same property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, by deed from J. U. Sidler and wife, Hattie S. Sidler, of record in Book 3286, Page 565, Register's Office for Davidson County, Tennessee.

Tract 4 Exception: LAND in Davidson County, Tennessee, described as follows:

Any property North of the N.C. & St. L. Railroad.

The remaining property will be Map/Parcel: 11907011500, better known as 2638 Glenrose Avenue, consisting of 1.12 acres, more or less.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, mineral rights, easements and rights of way for public utilities.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. DEED DRAWN WITHOUT BENEFIT OF CURRENT SURVEY.

TO HAVE AND TO HOLD to the said Adel Ibrahem, his heirs and assigns forever.

We covenant with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of the above described real estate, that we have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 1st day of November, 2011.

Ricky U. Alexander

Janice S. Alexander

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named **Ricky U. Alexander and wife, Janice S. Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 1st day of November, 2011.

JASON K. REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 1/7/2013

My Commission Expires 01/07/2013

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STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$35,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me
this 1st day of November, 2011.

JASON R. REED
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 2013

My Commission Expires 01/07/2013