WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051786 DEEDWARR
Recvd: 07/13/12 12:58 2 pgs
Fees:13.00 Taxes:1790.80
20120713-0061773

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAB KHAMIS	SAME	MAP 71-06 PARCEL 83
(NAME)	(NAME)	
3201 RIVER WALK DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **EAD K. AWID**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAB KHAMIS**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a parcel of land in the First Civil District of Davidson County, Tennessee, located on the north side of Trinity Lane, being Lot No. 1 as shown on Section One, Subdivision of 315 West Trinity Lane, as of record in Book 5190, Page 596, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of Trinity Lane, said point being 50 feet westerly of the southwesterly corner of the property, conveyed to George B. Hussey et ux, from C. D. Berry, IV, Trustee with Full Power, as of record in Book 5394, Page 826, Register's Office for Davidson County, Tennessee.

Thence, with the north margin of said Trinity Lane with a curve to the right 141.48 feet to a point, said curve having a radius of 2834.79 feet, a central angle of 02 degrees 51 minutes 34 seconds, a tangent distance of 70.75 feet and chord of North 85 degrees 19 minutes West 141.46 feet;

Thence, continuing with said margin South 06 degrees 06 minutes West, 5.00 feet to a point;

Thence, with a curve to the right 73.46 feet to a point, said curve having a radius of 2,839.79 feet, a central angle of 01 degrees 28 minutes 55 seconds, a tangent distance of 36.73 feet, and a chord of North 83 degrees 09 minutes West, 73.45 feet;

Thence, leaving said margin, North 04 degrees 09 minutes East, 150.22 feet to a concrete monument;

Thence, South 85 degrees 51 minutes East, 215.00 feet to a concrete monument;

Thence, South 04 degrees 09 minutes West, 150.00 feet to the point of beginning; Containing 32,395 square feet or 0.74 acre more or less.

Included in the above description, but expressly excluded therefrom, is a 5-foot right-of-way dedication and being more particularly described as follows:

Beginning at a point in the north margin of Trinity Lane, said point being the southwesterly corner of the above described tract;

Thence, leaving said margin North 04 degrees 09 minutes East, 5.01 feet to a point;

Thence, with the northerly line of said dedication with a curve to the left 73.63 feet to a point in the present northerly margin of Trinity Lane, said curve having a radius of 2,834.79 feet, a central angle of 01 degrees 29 minutes 17 seconds, a tangent distance of 36.82 feet, and a chord of South 83 degrees 09 minutes East, 73.62 feet;

Thence, with said margin South 06 degrees 06 minutes West, 5.00 feet to a point;

Thence, continuing with said margin with a curve to the right 73.46 feet to the point of beginning, said curve having a radius of 2,839.79 feet, a central angle of 01 degrees 28 minutes 55 seconds, a tangent distance of 36.73 feet, and a chord of North 83 degrees 09 minutes West, 73.45 feet.

Said dedication contains 368 square feet or 0.008 acre, more or less.

INCLUDED in the above-described property, but expressly EXCLUDED from this conveyance is property conveyed to the State of Tennessee by deed of record in Book 10200, Page 964, Register's Office for Davidson County, described as follows:

BEGINNING at the point of intersection of the existing north margin of S.R. 65 and the west boundary of the Motel 6 operating, LP. property, said point of intersection being 35.833 feet left of S.R. 65 proposed centerline station S+093.633; thence with said existing margin (1) with a curve right and westerly 141 feet more or less (2) southerly 5 feet more or less (3) with a curve right and westerly 73 feet more or less to a point, said point being 30.374 feet left of S.R. 65 proposed centerline station 8+027.0 13; thence with the east boundary of said Motel 6 property north 07 degrees, 40 minutes, 51 seconds east 12.316 feet to a point, said point being 42.651 feet left of S.R. 65 proposed centerline station 8+026.71; thence with the proposed north margin of said road having a 2834.797 foot radius curve left and easterly 215.02 feet to a point, said point being 42.651 feet left of S .R. 65 proposed centerline station 8+093,699; thence with said west boundary south 07 degrees, 37 minutes, 51 seconds West 6.821 feet to the point of beginning, containing 1749.543 square feet

Being the same property conveyed to EAD K. AWID by deed of record in Instrument No. 20080118-0005922, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Payment of the 2012 Davidson County Taxes are assumed by the Grantee herein.

This is the same legal description as on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 315, 317, AND 319 WEST TRINITY LANE, NASHVILLE, TN 37207
(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 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 my hand this 11th day of July, 2012.

EAD K. AWID

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, EAD K. AWID the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 7/11/2012.

Commission expires: 10-28-2015

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public