Box 36

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140034434 DEEDWARR
Recvd: 05/16/14 14:41 2 pgs
Fees:13.00 Taxes:925.00
20140516-0042423

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Geny	New Owner	
7135 Charlotte Pike, Suite 200		114.00-148.00
Nashville, TN 37209		
(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, WE, **Akm Fakhruddin, a married man, and Abu Saeed Fakhruddin, a married man,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles H. Geny**

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 8th, formerly the 12th Civil District of said County being the northerly part of Lot No. 3 on the Map of John D. Brown's Subdivision of 40.17 acres, more or less, not of record, described according to a survey made by Watkins and Murray, Surveyors, October, 1947, described as follows, to-wit:

Beginning in the center of the Charlotte Pie at the corner of Lots No. 2 and 3, being 414.6 feet east of the center line of Old Hickory Boulevard; thence with the line between said Lots Nos. 2 and 3 South 17 deg. 10' East 465.1 feet to the northwest corner of the property conveyed to Davidson County Board of Education by Deed from Ewin L. Gullett and wife, of record in Book 2247, page 425, Register's Office for said County; thence with the northerly line of said Board of Education property North 72 deg. 50' East 179.5 feet to the line between Lots No. 3 and 4; thence with said line north 17 deg. 10' West 554 feet to the center of Charlotte Pike; thence with the center of said Pike South 46 deg. 35' West 200 feet to the beginning, containing 1.9 acres, more or less.

Being the same property conveyed to Akm Fakhruddin and Abu Saeed Fakhruddin, by Deed from Lucy Gowin, surviving tenant by the entirety, recorded October 4, 2005, of record in Instrument No. 20051004-0119319, Register's Office for Davidson County, Tennessee.

Included in the above legal description, but expressly excluded from this conveyance is the property condemned by the State of Tennessee in the Circuit Court of Davidson County, Tennessee, being Case No. 89C-1939, as shown in Record Book 7959, page 347, said Register's Office, more particularly described as follows:

Beginning at a point of intersection of the existing south margin of SR 24 and the east boundary of the Janie Foster Green property; thence with said south martin northeastwardly 200 feet more or less to a point in the existing west boundary of the Owen G. Barnes property; thence with said boundary south 13 degrees 15 minutes 008 seconds east 39.02 feet; thence south 50 degrees 29 minutes 57 seconds west 200.00 feet to a point in said Green's east boundary; thence with said boundary north 13 degrees 15 minutes 08 seconds west 39.02 feet to the point of beginning.

Spouses of Grantors do not join in this conveyance as subject property is not now, nor has it ever been, used as the primary residence of the parties.

21273SP

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Right-of-Way Easement granted to Tennessee Electric Power Company of record in Book 787, page 3, in the Register's Office for Davidson County, Tennessee; (3) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7347 Charlotte Pike, Nashville, TN 37209.**

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 the 15th day of May, 2014.

Akm Fakhruddin, MD

Akm Fakhruddin

Abu Saeed Fakhruddin MD

Abu Saeed Fakhruddin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Akm Fakhruddin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2014.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 10/18/16

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Abu Saeed Fakhruddin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2014.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 10/18/16