BOOK 6521 PAGE 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125000.00

Subscribed and sworn to before me, this the 31 day of JULY 19 85

My commission expires: January 19, 1986
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Hashem Selem			Owner		
513 Elgin St					
STREET ADDRESS			STREET ADDRESS		
Nash.	TN	37211			
CITY	STATE	ZIP	CITY	STATE	ZIP

MAP & PARCEL NO. [redacted]8 & 0079

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BEN A. McCLAIN, A WIDOWER

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO HASHEM SELEM AND WIFE, DELPHIA A. SELEM

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Tract No. 1. Being Lot No. 7 on the map of T. C. Cooks Resubdivision of record in Book 547, page 163, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 52.7 feet on the westerly side of the Nolensville Turnpike and runs back between lines 304.4 feet on the north line and 309.6 feet on the south line to a dead line on which it measures 51.33 feet.

Tract No. 2. Being Lot No. 8 on the map of T. C. Cooks Resubdivision of record in Book 547, page 163, Register's Office for Davidson County, Tennessee. Said Lot No. 8 fronts 52.7 feet on the westerly side of Nolensville Turnpike and runs back between lines 309.6 feet on the north line and 314.75 feet on the south line to a dead line on which it measures 51.33 feet.

Being the same property conveyed to Ben A. McClain and wife, Mary K. McClain by deed recorded in Book 4019 at page 025, Register's Office for Davidson County, Tennessee. The said Mary K. McClain having since been deceased.

This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

2.55 3 5

IDENTIFICATION REFERENCE

AUG 2 12 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4405 & 4407 Nolensville Road, Nashville, Tennessee
THIS IS _____ IMPROVED PROPERTY KNOWN AS

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 31 day of July, 19 85

Ben A McClain

Ben A. McClain

State of Tennessee
County of Davidson

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On this 31 day of JULY, 19 85, before me personally appeared BEN A. McCLAIN, A WIDOWER to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:
January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

52232

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1250[illegible].00- SALE
325.00 STAX
.50 PRFE
6.00 WDEED
CHECK 331.50-
3744A08/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25535

IDENTIFICATION REFERENCE

AUG 2 12 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159795