BOOK 6896 PAGE 64 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,250.00

M. Shami
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: 5/13/90
(AFFIX SEAL)

MAIL TO: Robert L. Trentham (NAME) THIS INSTRUMENT WAS PREPARED BY 213 Fifth Avenue, North Nashville, TN 37219 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. Majed F. Al-Shami (NAME) | Same (NAME) | 93-11-168 |
| P.O. Box 23045 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 13W-12540 |
| Nashville, TN 37202 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 J. W. Properties, a Partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Majed F. Al-Shami

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:

BEING the northerly 110 feet of Lot No. 4 on the Plan of Alloway Brothers Subdivision of certain lots in Rutledge Addition to Nashville, of record in Book 421, page 192, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 is described as beginning at a point in the southerly margin of Highland Street, the common corner of Lots 3 and 4; thence with the line between said lots southwardly 110 feet to the northerly margin of an alley; thence with the northerly margin of said alley as if extended 44 feet to a point in the line between lots 4 and 5; thence with the line between said lots 4 and 5 northwardly 110 feet to the southerly margin of Highland Street; thence with the southerly margin of Highland Street 44 feet to the point of beginning.

BEING the same property conveyed to J.W. Properties, a Partnership, by deed from Fred J. Duke et ux Gloria J. Duke, of record in Book 6782, page 959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage indebtedness to Fred J. Duke, et ux, secured by the Deed of Trust in Book 6782, page 962, said Register's Office; the unpaid principal balance of which is approximately $24,866.63. Grantee, Majed F. Al-Shami, as part of the consideration for this transfer, assumes and agrees to pay the said first mortgage indebtedness and further agrees to hold the Grantor harmless from any obligation on said indebtedness. This conveyance is also subject to current property taxes which have been prorated as of date of deed and are herein assumed by Grantee.

This is (unimproved) (X) property, known as 105 Lea Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37210 (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 23rd day of June, 19 86

J. W. PROPERTIES, a Partnership

By: Lee Watson
Lee Watson, Partner

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

**STATE OF TENNESSEE**
**Davidson County**

Before me, Delda R. Shields a Notary Public in and for the State and County aforesaid, personally appeared Lee Watson, partner

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner of the within named bargainor, J.W. PROPERTIES, a Partnership ~~of the~~

and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 19 86.

Delda R. Shields Notary Public

Commission Expires 5-13-90

1 3 7 1 4

WARRANTY DEED

FROM

J.W. PROPERTIES, a Partnership

TO

MAJED F. AL-SHAMI

IDENTIFICATION REFERENCE

JUN 24 2 36 PM '86

FELIX Z. ELSON REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

BOOK 6896 PAGE 66

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

37250.00- CONT.
96.72 CSTAX
.50 PRFEE
6.00 MISC
CHECK 103.22-
.00
9287A06/24/86 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1371.4.

IDENTIFICATION REFERENCE

JUN 24 2 36 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 262789