BOOK 7641 PAGE 378

Map 133
P- 164 ab

6 3 7 6 6

IDENTIFICATION REFERENCE

AUG 31 4 15 PM '00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, Thomas Michael Gulas ("Grantor") has bargained and sold and by these presents does transfer and convey unto Ellis Saad and Kathy Saad ("Grantees"), their heirs and assigns forever, the following described real estate in Davidson County, Tennessee:

Beginning at a point fifty and eighty-five hundredths (50.85) feet measured North 89 deg. 34' East along a line from a point in the center line of tract no. 167-B of the Nashville, Division, formerly the Lewisburg Division of the railroad at Valuation Station 509-48.91 which point is thirty one hundred eighty eight and ninety one hundredths (3188.91) feet measured southwardly along the center line of said tract No. 167-B from Mile Pole 190 from Louisville, Kentucky; thence North 90 deg. 34' East a distance of one hundred forty (140) feet to a point in the West line of Trousdale Road; thence South 0 deg. 36' East along the West line of said road a distance of twenty three (23) feet to a point; thence South 0 deg. 46' East continuing along the West line of said road a distance of one hundred seven (107) feet to a point; thence South 89 deg. 14' West a distance of one hundred fifty (150) feet to a point fifty six (56) feet, more or less measured eastwardly along a radial line from a point in the center line of said tract No. 167-B; thence North 3 deg. 37' East a distance of one hundred thirty one and twenty two hundredths (131.22) feet to the point of beginning, containing forty three hundredths (0.43) acres, more or less.

Being the same property conveyed to Leasing Management Systems, Inc. and Thomas Michael Gulas by deed from Leasing Management Systems, Inc., of record in Book 5853, Page 149, Register's Office for Davidson County, Tennessee and conveyed by Leasing Management Systems, Inc. to Thomas Michael Gulas in Book 7641, Page 376, in the Register's Office of Davidson County. Said transfer and conveyance is subject to any mortgages, liens, or other encumbrances of record.

Subject to any and all outstanding property taxes accrued and unaccrued, including penalties and interest assessed and unassessed. This conveyance is further subject to any and all claims and/or of any governmental entity or natural person whatsoever with respect to hazardous substances and/or environmental wastes.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging to the said Grantee, their heirs and assigns forever.

This Instrument prepared by:
Grant, Konvalinka & Grubbs, P.C.
600 Tallan Building
Chattanooga, TN 37402-2502
615/756-8400

Grantor warrants that Grantor is lawfully seized and possessed of said property, has full power and lawful authority to sell and convey the same, and that Grantor's title is free from any lien or encumbrance whatsoever except as set forth herein. Grantor does further warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor. Grantor makes no warranty of any nature whatsoever with respect to hazardous substances.

IN TESTIMONY WHEREOF, Grantor has hereunto set his signature, this 18 day of August, 1988.

Thomas Michael Gulas

STATE OF TENNESSEE:
COUNTY HAMILTON:

On this 18th day of Aug, 1988, before me personally appeared Thomas Michael Gulas, to me known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the same as his free act and deed.

Sonja Maria Pickering
Notary Public

My Commission Expires: 11-9-91

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 50,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

W Allen Barrett Atty.
Affiant - Grantee

Sworn to and subscribed before me this 31 day of Aug, 1988.

2920 08/31 0101 03CHECK 171.50

L. Chandler, Dep Reg
~~Notary Public~~

~~My Commission Expires~~: _____

600/special/4/scn
8/17/88

NEW OWNER:
Ellis and Kathy Saad
5831 Pettus Road
Antioch, TN 37013

SEND TAX BILL TO:
Ellis and Kathy Saad
5831 Pettus Road
Antioch, TN 37013

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7641 PAGE 380

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 50000.00
CON TX 165.00
PRFEE 0.50
WDEED 6.00
TOTAL 171.50
CHECK 171.50

08/31/88 01 16:16 0001 2920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

637.66

IDENTIFICATION REFERENCE

AUG 31 4 15 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 129410