BOOK PAGE 167 FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF February 19 89

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Van Kluyve (NAME)	National Mortgage Company (NAME)	MAP 108-12
1504 Elm Run Court (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 206
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	3D-91892

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, Imad H. Dhia a one half undivided interest and wife, Ibtesam M. Fakri and Ivan Luttrell a one half undivided interest and wife, Ann Luttrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Van Kluyve and wife, Donna L. Van Kluyve

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 Lot No. 41 on the Plan of Trailwood, Section 3 of record in Plat Book 6900, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Imad H. Dhia a one half undivided interest and Ivan Luttrell a one half undivided interest by Quitclaim Deed from Imad H. Dhia and wife, Ibtesam Fakri of record in Book 7627, page 458 and Book 7773, page 165, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

Ibtesam M. Fakri, wife of Imad H. Dhia and Ann Luttrell, wife of Ivan Luttrell, join in this conveyance to convey any and all interest they may have in said property including but not limited to their marital interest.

FEB 16 8 29 AM '89

09173

unimproved ( )
This is improved (X) property, known as 1504 Elm Run Court, Nashville, Tennessee 37214
(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 our hand, this 14th day of February 19 89

Imad H. Dhia

Ibtesam M. Fakri

Ivan Luttrell

Ann Luttrell by Ivan Luttrell w/ POA

BOOK 7773 PAGE 168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Imad H. Dhia and wife, Ibtesam M. Fakri and Ivan Luttrell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 1989.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY ss:

On this the 14th day of February, 1989, before me personally appeared Imad H. Dhia, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ibtesam Fakri, and who acknowledged that he executed the same as the free act and deed of the said Ibtesam Fakri, by virtue of that Power of Attorney, duly executed by the said Ibtesam Fakri and appearing of record in Book _____, page _____, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 14th day of February, 1989.

My Commision Expires: _____

Notary Public

STATE OF TENNESSEE, DAVIDSON COUNTY ss:

On this the 14th day of February, 1989, before me personally appeared Ivan Luttrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ann Luttrell, and who acknowledged that he executed the same as the free act and deed of the said Ann Luttrell, by virtue of that Power of Attorney, duly executed by the said Ann Luttrell and appearing of record in Book 7773 page 164, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 14th day of February, 1989.

My Commission Expires: 5-8-91

Notary Public

WARRANTY DEED

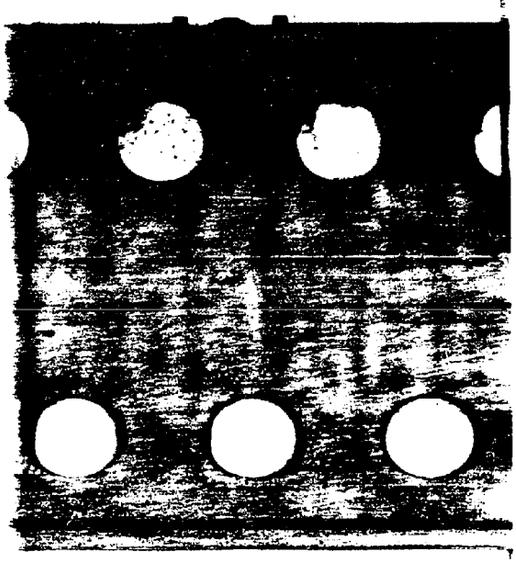
FROM
Imad H. Dhia a one half undivided interest and wife, IbtesamMFakri and Ivan Luttrell a one half undivided interest and wife, Ann Luttrell

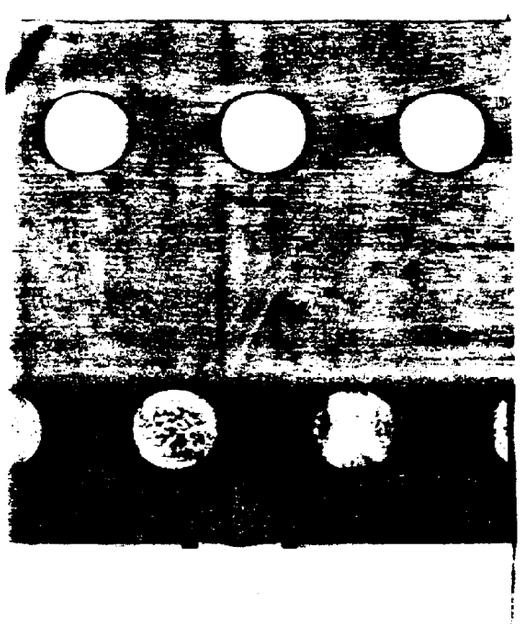
TO
Richard L. Van Kluyve and wife, Donna L. Van Kluyve

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW

7443 02/16 0101 03CHECK 303.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 169

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	90000.00
CON TX	297.00
PRFEE	0.50
WDEED	6.00
TOTAL	303.50
CHECK	303.50

02/16/89 01 08:30 0001 7443

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09173

IDENTIFICATION REFERENCE

Feb 16 8 29 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 181906