0085995

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

95 AUG -3 PM 3:37

FELIX ... REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:
Fathladin Y. Yahya and Ghiath Y. Yahya
3845 Sam Boney Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Pacific Southwest Bank
210 25th Avenue, North, Suite 500
Nashville, TN 37203

MAP AND PARCEL:
MAP 133-15
GROUP
PARCEL 27

WARRANTY DEED

BOOK 9752 PG 159

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James A. Welck, Jr. as to a one-half undivided interest and Barbara Welck Odom, as to a one-half undivided interest, both unmarried persons, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fathladin Y. Yahya and Ghiath Y. Yahya, both unmarried persons, 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 Davidson County, Tennessee, being Lot No. 2 on the Plan of Paragon Hills, of record in Book 3300, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James A. Welck, Jr. single by deed from William G. Traughber and wife, Nancy R. Traughber, as of record in Book 4664, page 860, Register's Office for Davidson County, Tennessee; the said James A. Welck, Jr. having conveyed a one-half undivided interest in the subject property to Barbara Welck Odom, by deed of record in Book 7199, page 421, said Register's Office.

This is improved property known as 3845 Sam Boney Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 3508, page 159, said Register's Office.
3. All Matters as shown on the plan of record in Book 3300, page 100, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fathladin Y. Yahya and Ghiath Y. Yahya, both unmarried

persons, their heirs and assigns, forever; and we, James A. Welck Jr. as to a one-half undivided interest and Barbara Welck Odom, as to a one-half undivided interest, both unmarried persons, 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 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 28th day of July, 1995.

James A. Welck, Jr.

Barbara Welck Odom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James A. Welck Jr. as to a one-half undivided interest and Barbara Welck Odom, as to a one-half undivided interest, both unmarried persons, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of July, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 29, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

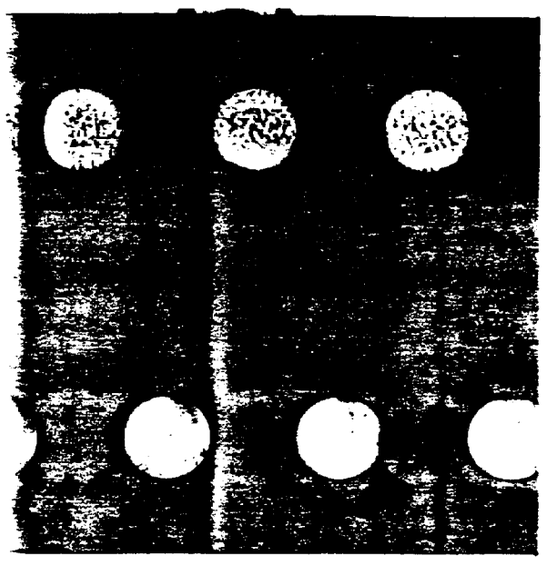
FATHLADIN Y. YAHYA
AFFIANT

Subscribed and sworn to before me this 28th day of July, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov 29, 1996

3660 08/03 0101 03CHECK 286.50



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

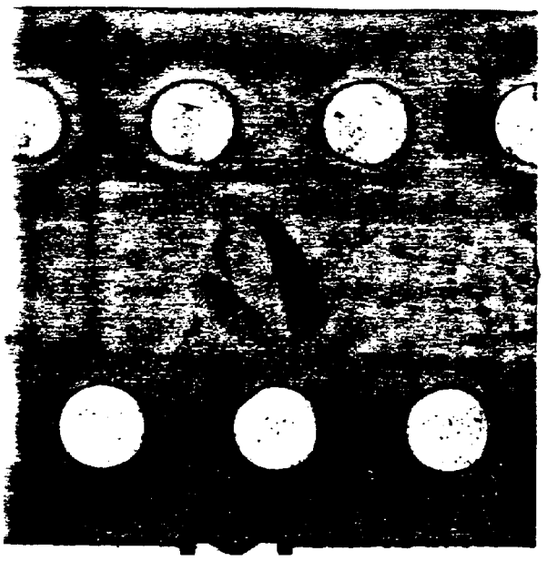
RECEIVED OF _____

FOR _____

BOOK 9752 PG 161

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



CAMT 75000.00
CON TX 277.50
PRFEE 1.00
MDEED 8.00
TOTAL 286.50
CHECK 286.50

08/03/95 01 15:36 0001 8660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085995
IDENTIF. ↑ REFERENCE

95 AUG -3 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937689