This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Mosleh N. Shahben
313 Rosebank Drive
Nashville, Tennessee 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-3
PARCEL 302
15DA-49993

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Raymond G. Ray, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mosleh N. Shahben, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A parcel of land in the 6th Councilmanic District (formerly the 11th Civil District) of Davidson County, Tennessee, being a part of the land shown as "Reserved for Future Development" on the Plan of Roselawn, of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee. The land is located in the southeast quadrant of the intersection of Riverside Drive and Rosebank Avenue, and is described as follows:
>
> BEGINNING at an iron stake in the south margin of Rosebank Avenue and the east margin of Riverside Drive; thence with the south margin of Rosebank Avenue Avenue, S88°08'E, 100.0 feet to a stake; thence, turning to the right, leaving Rosebank Avenue, S1°59'W, 123.2 feet to a stake at the southeast corner of the said reserved tract; thence, along the southerly line, S67°47'W, 66.7 feet to a concrete monument; thence, N22°12'W, 95.8 feet to a point 41 feet easterly of the existing ESSO Service Station; thence, N1°52'E, 63.0 feet to the beginning, containing 0.32 acres, more or less.
>
> Being the same property conveyed to Raymond G. Ray, an unmarried person, by deed from Ronald D. Harding and wife, Sue B. Harding of record in Book 7741, Page 279, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2133, Page 1, and such easements and setback lines of record in Plat Book 2133, Page 1, said Register's Office.

Taxes for 1995 have been pro-rated and paid.

This is improved property known as 313 Rosebank Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mosleh N. Shahben, unmarried, his heirs and assigns, forever; and I, Raymond G. Ray, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this the 30th day of November, 1995.

BOOK 9571 PAGE 735

Raymond G. Ray
Raymond G. Ray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond G. Ray, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of November, 1995.

Gene W. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

Noreen N. Shehata
AFFIANT

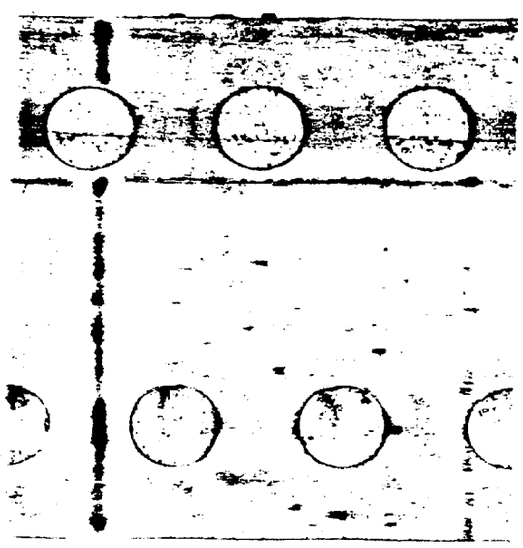
Subscribed and sworn to before me this 30th day of November, 1995.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

0127739
IDENTIF. & REFERENCE

95 DEC -1 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3535 12/11 0101 03CHECK 305.00



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

RECEIVED OF _____

FOR _____

BOOK 9871 PG 736

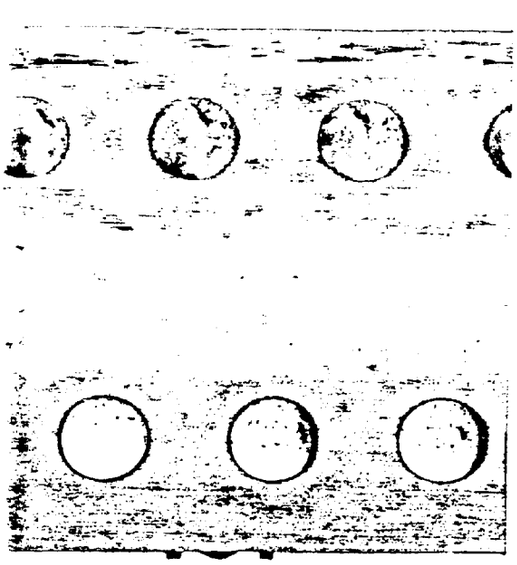
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
TDEED	8.00
ERR	CO
TDEED	8.00-
MDEED	8.00
TOTAL	305.00
CHECK	305.00

[illegible] 11:10 000 3585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0127739
IDENTIF. ↑ REFERENCE

95 DEC -1 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982091