THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Nada M. Husseini P. O. Box 190159 Nashville, TN 37219	Same as New Owner	P/O Map 33 Parcel 63 Field Book 36875

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WALTER W. WELLS, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto NADA M. HUSSEINI, hereinafter referred to as the "GRANTEE", her heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No.1 on the Plan of Walter W. Wells Property of record in Plat Book 8250 at page 485, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Walter W. Wells by deed from Al Thomas and wife, Joyce Thomas of record in Book 5165, page 482, Register's Office for said County.

The foregoing description was prepared from a survey dated July 29, 1995, by Ray G. Cole, Registered Land Surveyor, No. 924.

This is unimproved property on S. Dickerson Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors or assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that we I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 8250, page 485, said Register's Office, including but not limited to a dedicated easement of record in Book 5165, page 482, said Register's Office.

3. Subject to an easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of record in Book 8117, page 606, said Register's Office.

And I, the GRANTOR, 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, her heirs or assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: MILDRED L. WELLS, wife of WALTER W. WELLS, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 4th day of December, 1995.

"GRANTOR"

Walter W. Wells
WALTER W. WELLS

"GRANTEE"

Nada M. Husseini
NADA M. HUSSEINI

Mildred L. Wells
MILDRED L. WELLS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER W. WELLS and wife, MILDRED L. WELLS, and NADA M. HUSSEINI, 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, at office, this the 4th day of December, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Nada M. Husseini
Affiant

Sworn to and subscribed before me, this the 4th day of December, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0129353
IDENTIF. & REFERENCE

95 DEC -6 AM 10: 11
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5305 12/06 0101 03CHECK 268.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

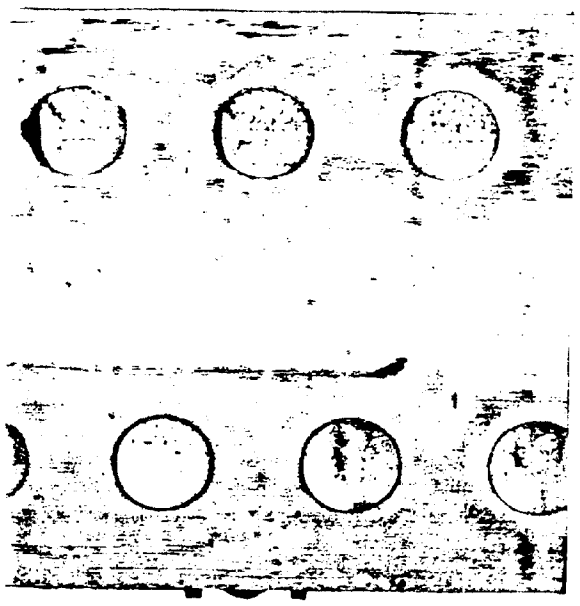
RECEIVED OF _____

FOR _____

BOOK 9880 PG 122

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

12/06/95 01 10:11 0001 5305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0129353
IDENTIF. ↑ REFERENCE

95 DEC -6 AM 10: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 983794