THIS INSTRUMENT WAS PREPARED BY
James L. Fuqua, Jr., Atty., 105 Hazel Path Mansion, Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The Actual Consideration or Value, Whichever is Greater, For This Transfer is $70,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of January 1996.

Commission Expires 7/28/99

NOTARY PUBLIC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
Hesham El Qadi 313 Rosebank Ave. Nashville, TN 37206	NEW OWNER	MAP: 83-3 PARCEL: 302

WARRANTY DEED

BE IT REMEMBERED that for and in consideration of the sum of SEVENTY THOUSAND dollars, paid by the assumption of a note in the amount of $70,000.00 payable to Raymond G. Ray, I, Mosleh N. Shahben, an unmarried person, bargain and sell, and by this deed do hereby transfer and convey unto Hesham El Qadi his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

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 of 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 he south margin of Rosebank Avenue, S 88° 08' east, 100.0 feet to a stake; thence turning to the right, leaving Rosebank Avenue, South 1° 59' West, 123.2 feet to a stake at the southeast corner of the tract; thence, along the southerly line, S 67° 47; West, 66.7 feet to a concrete monument; thence, North 22° 12' West, 95.8 feet to a point 41 feet easterly of the existing ESSO Service Station; thence North 1° 52; East, 63.0 feet tot he beginning containing 0.32 acres, more or less.

Being the same property conveyed to Mosleh N. Shahben, by deed from Raymond G. Ray, of record in Book 9874, page 734 in the Register's Office for Davidson County, Tennessee.

The property is improved property also known as 313 Rosebank Drive and 313 Rosebank Avenue.

TO HAVE AND TO HOLD the real estate with the appurtenances, estate, title and interest thereto belonging to Hesham El Qadi, his heirs and assigns forever. Mosleh N. Shahben covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that it is encumbered by a deed-of-trust securing Raymond G. Ray.

Mosleh N. Shahben further covenants and binds himself, his heirs, and representatives to warrant and forever defend the title to the real estate to the grantee, his successors and assigns, against the lawful claims of all persons.

Hesham El Qadi has executed this deed to acknowledge his assumption of all liability on a note dated 30 November 1995, payable to Raymond G. Ray in the original principal sum of $70,000.00. Hesham El Qadi has further agreed to hold Mosleh N. Shahben harmless for any liability on the note.

This deed was signed on 4 January 1996.

BOOK 9910PG426

Mosleh N. Shahben

Hesham El Qadi

State of Tennessee
County of Sumner
On this 4th day of January, 1996, before me personally appeared Mosleh N. Shahben to me known to be the person described in and who executed the foregoing deed, and acknowledged that he executed the deed as his free act and deed.

Notary Public
Commission Expires: 7/28/99

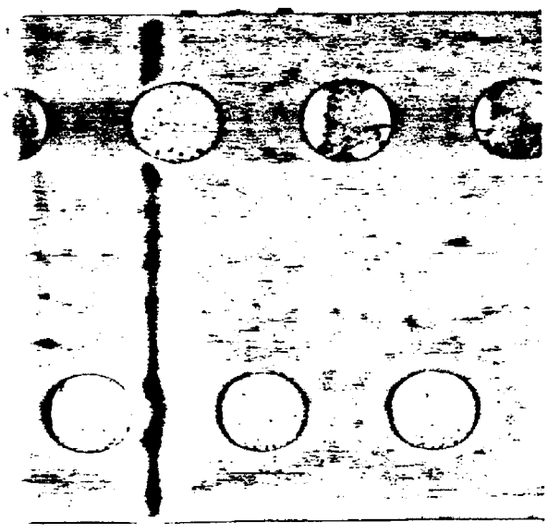
State of Tennessee
County of Sumner
On this 4th day of January, 1996, before me personally appeared Hesham El Qadi to me known to be the person described in and who executed the foregoing deed, and acknowledged that he executed the deed as his free act and deed.

Notary Public
Commission Expires: 7/28/99

0138336
IDENTIF. & REFERENCE
PICK-UP

96 JAN -5 AM 11:17
FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN

5073 01/05 0101 03CHECK 268.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

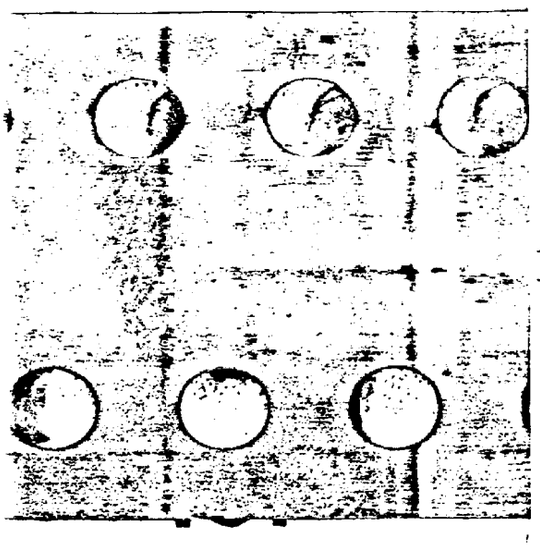
BOOK 9910 PG 427

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

01/05/96 01 11:19 0001 5073



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138336
IDENTIF. ↑ REFERENCE

96 JAN -5 AM 11:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 993424