0142526

IDENTIFICATION REFERENCE

This instrument prepared by:
SHERRARD & ROE, P.L.C. Box 62
424 Church Street, Suite 2000
Nashville, Tennessee 37219-3304

98 JAN 19 PM 2:55

WARRANTY DEED

BOOK 9922 PG 859

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Farah Dabit and Hanna Anki 242 5th Ave. No. Nashville, Tennessee 37219	Same	93-2-3/45

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, ALICE M. KARLEBACH, as Successor Trustee under the ROSE GENNETT MARTIN TRUST dated May 28, 1981 (hereinafter referred to as the "Grantor"), do hereby, transfer and convey unto FARAH DABIT and HANNA ANKI (hereinafter referred to as the "Grantees"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit A attached.

This is improved property known as 242 Fifth Avenue North, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1996 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
3. Such matters as a current survey would disclose and rights of parties in possession.

Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, its heirs, successors and representatives, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTOR has caused this deed to be executed by its Successor Trustee this the 5 day of January, 1996.

ROSE GENNETT MARTIN TRUST

By: _____ Successor Trustee
Alice M. Karlebach, Successor Trustee

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

Before me, a Notary Public of the State and County aforesaid, personally appeared ALICE M. KARLEBACH, with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence),~~ who upon oath acknowledged that she is the Successor Trustee under the Rose Gennett Martin Trust, the within named bargainor, and that she further acknowledged that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Successor Trustee.

WITNESS my hand and seal at office in Los Angeles, California, this 5 day of January, 1996.

_____
Notary Public

My Commission Expires:

1/13/98

KENNETH M. LEVTOW
COMM. #1024576
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires May 13, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $200,000.00 and no other monetary consideration.

Hanna M. Anki
Hanna Anki, AFFIANT

Sworn to and subscribed before me this 19 day of January, 1996.

Rita McQuerry
Notary Public

My Commission Expires:
1-25-97

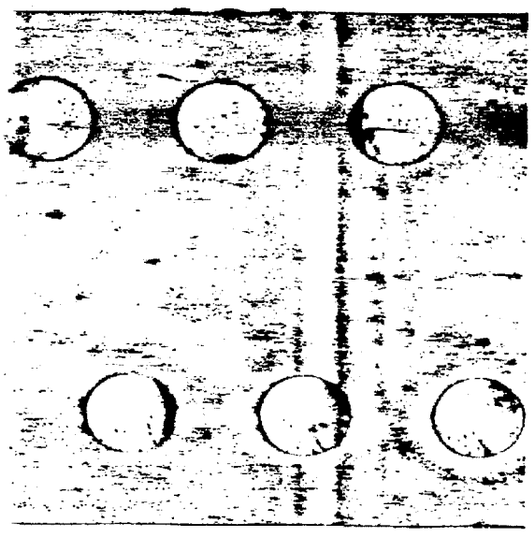
EXHIBIT "A"

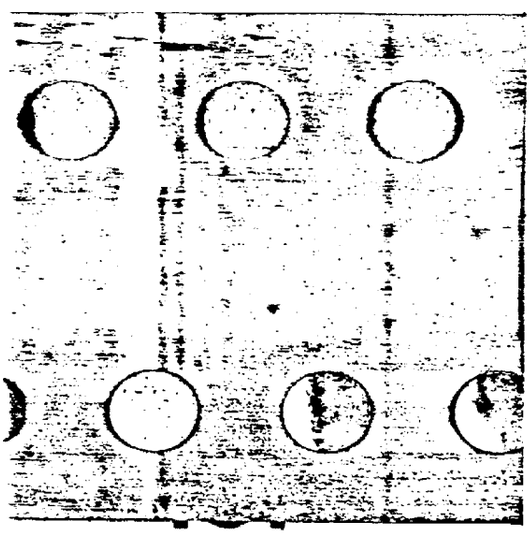
Real property located at 240-242 Fifth Avenue North, Nashville, Davidson County, Tennessee, more particularly described as:

Situate in the City of Nashville, beginning at a point on the east line of Fifth Avenue, North (formerly North Summer Street) forty-two feet six inches (42' 6") from the southeast corner of Union and Fifth Avenue, North; thence running southwardly along the east margin of said Fifth Avenue forty-two (42') feet; thence eastwardly and parallel with said Union Street, seventy-five (75') feet to an alley; thence northwardly along the west line of said alley forty-two (42') feet; thence westwardly seventy-five (75') feet to the beginning. For further and full particulars, see Book 388, page 736, Register's Office of Davidson County, Tennessee and deed of the Jesse French Piano & Organ Company to the said Henry Gennett, there recorded, dated November 7, 1910.

Being the same property conveyed to Rose Gennett Martin, Alice M. Karlebach and Henry G. Martin, Trustees under a Declaration of Trust executed by Rose Gennett Martin dated May 28, 1981, by deed from Rose Gennett Martin of record in Deed Book 5809, page 271, dated October 16, 1981, in the Register's Office of Davidson County, Tennessee.

2579 2.7.7 11.01 03CHECK 757.00





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

RECEIVED OF _____

FOR _____

BOOK 9922 PG 863

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	
	200000.00
CON TX	740.00
PRFEE	1.00
MDEED	16.00
TOTAL	757.00
CHECK	757.00

01/29/96 01 14:37 0001 9579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142526
IDENTIFICATION REFERENCE

95 JAN 19 PM 2:56
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 997871