0195907

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 JUN 24 PM 1:47

FELIX R. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 37939
Dav. Co. File: Box 8

BOOK 10096 PG 309

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marwan Al-Bawardi 935 Rodney Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 115-01-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marianne Wilson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marwan Al-Bawardi,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Brook Meade Addition, Section Two of record in Book 2663, Page 59, Register's Office for said County.

SAID Lot No. 45 fronts 161.0 feet on the westerly margin of Rodney Drive and extends back 244.80 feet on the northerly line and 241.70 feet on the southerly line to a dead line in the rear, measuring 160.2 feet thereon.

BEING the same property conveyed to Marianne Wilson by deed from James Chris Cobbs and spouse, Catherine E. Cobbs of record in Book 9658, Page 676, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Marianne Wilson by Thomas C.Fussell as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 935 Rodney Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of June, 1996.

BK/PG 10096:310

Marianne Wilson, By: Thomas C.Fussell, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 148000.00

Affiant

Sworn and subscribed before me on the 21st day of June, 1996.

Notary Public

My Commission Expires: 1-25-97

96124 06/24 2104 03CHECK 560.60

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas C.Fussell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marianne Wilson**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of June, 1996.

Notary Public

My Commission Expires: 1-25-97

EXHIBIT "A"
To
WARRANTY DEED

FROM: Marianne Wilson

TO: Marwan Al-Buwardi

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Thomas C.Fussell, Affiant

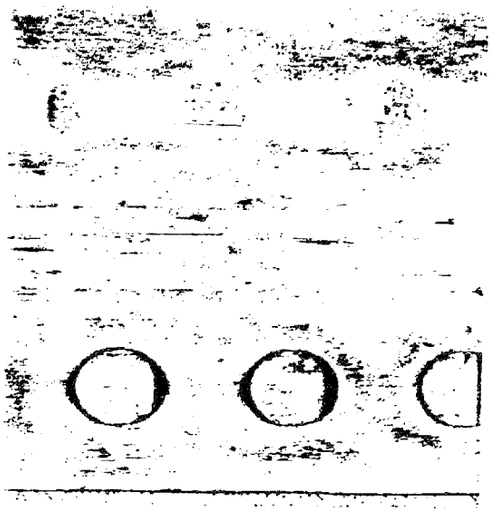
Sworn to and subscribed before me this

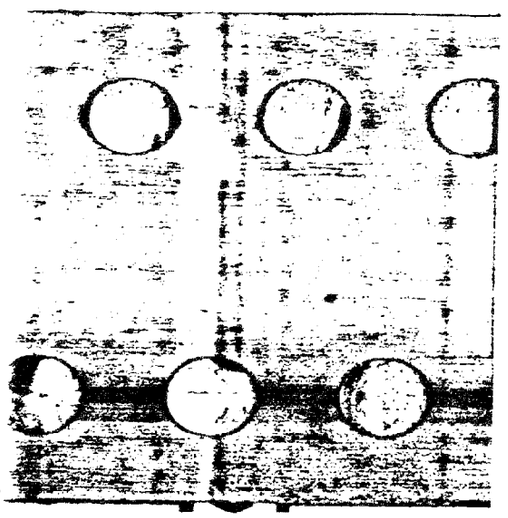
21st day of June, 1996.

Notary Public

My Commission Expires: 1-25-97

This Instrument was prepared by:





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

RECEIVED OF _____

FOR _____

BOOK 10096 PG 312

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
				148000.00
			CON TX	547.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	560.60
			CHECK	560.60

06/24/96 01 13:52 0001 6914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195907
IDENTIF. & REFERENCE

96 JUN 24 PM 1:1

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1054693