26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gerry J. Baggett 2520 Highway 25 Cottontown, TN 37048	NEW OWNER	Map 071-03-0 Parcel 027.00

This instrument prepared by: Joseph V. Ferrelli, Attorney
104 Woodmont Blvd, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, Ghassan A. Husseini (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Gerry J. Baggett (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 11 and 14 on the Map of E. T. Brown's Subdivision of a part of Hughes Place of record in Book 332, Page 55, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 100 feet on the westerly side of Dickerson Pike and runs between parallel lines 242 feet to an alley.

Said Lot No. 14 fronts 100 feet on the easterly side of Fresno Avenue and runs back between parallel lines 242 feet to an alley.

Said alley has now been closed by order of Metro Government and constitutes a part of this conveyance.

Being the same property conveyed to Ghassan A. Husseini from L. H. Craig and Oliver H. Dale by Warranty Deed of record in Book 9870, page 497, Register's Office for Davidson County,

Grantee herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain Deed of Trust made by Ghassan A. Husseini to Lucian Dale, Trustee, which Deed of Trust is recorded in the Register's Office for Davidson County, Tennessee, in Book 9870, page 500, and note of even date thereby secured, in the original principal amount of $56,000.00, payable to L. H. Craig and Oliver H. Craig.

"The description is the same as was used in the last deed of record."

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 2504 Dickerson Pike, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Gerry J. Baggett
Affiant

Subscribed and sworn to before me this 13th day of August, 1996.

Joseph V. Ferrelli
Notary Public

My Commission Expires 11/20/96

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of August, 1996.

Larry C. Ray

Ghussan A. Husseini
BY: Larry C. Ray, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 13th day of August, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Larry C. Ray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ghassan A. Husseini and acknowledged that he executed the same as the free act and deed of the said Ghassan A. Husseini.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of August, 1996.

Joseph V. Ferrelli

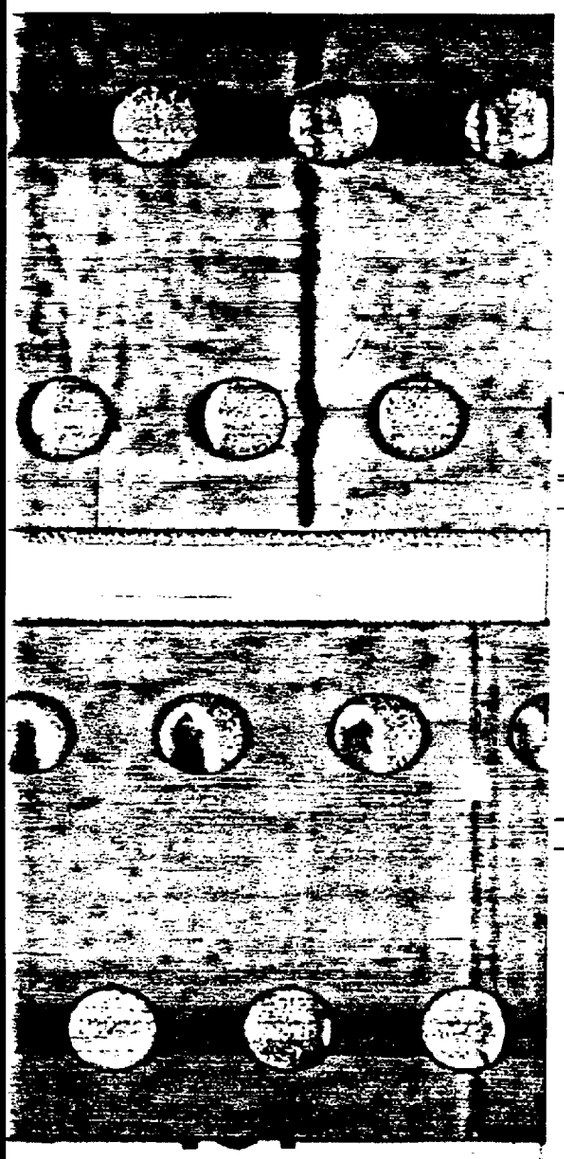
Notary Public

My Commission Expires: 11/20/97

02141 76
IDENTIF. & REFERENCE

96 AUG 13 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6633 08/13 0101 03CHECK 305.00



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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 441

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
WDEED	8.00
TOTAL	305.00
CHECK	305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/13/96 01 14:54 0001 6633

02144176
IDENTIF. ↑ REFERENCE

96 AUG 13 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019216