263

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Claude A. Byrum<br>and wife,<br>Lisa E. Byrum<br>5047 Seymour Hollow Road<br>Whites Creek, TN 37189 | NEW OWNER | Map 082-020<br>Parcel 059.00 |

This instrument prepared by: Joseph V. Ferrelli, Attorney
104 Woodmont Boulevard, 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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Ghassan Husseini, married (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Claude A. Byrum and wife, Lisa E. Byrum (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Being Lots Nos. 1 and 2 on the Map of H. H. Brown's Subdivision of the Drake Land of record in Plat Book 161 at page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

Being the same property conveyed to Ghassan Husseini by Warranty Deed from Kevin Rowe, a single man, Marlowe Rowe and wife, Freda Rowe of record in Book 9806, Page 370, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Ghassan Husseini and never has been and is investment property owned by Ghassan Husseini.

This instrument is being executed on behalf of Ghassan Husseini pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

This description was 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 improved property commonly known as 1005 and 1007 Dickerson Pike, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $66,500.00.

Affiant

Subscribed and sworn to before me this 19th day of August, 1996.

Notary Public

My Commission Expires 11/20/96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of August, 1996.

Larry C. Ray

**Ghassan Husseini**
**By: Larry C. Ray, Attorney in Fact**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

On this 19th day of August, 1996, before me personally appeared Larry C. Ray, to me known to be the person who executed the foregoing instrument on behalf of Ghassan Husseini and acknowledged that he executed the same as the free act and deed of the said Ghassan Husseini.

**WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of August, 1996.**

Joann V. Fennell

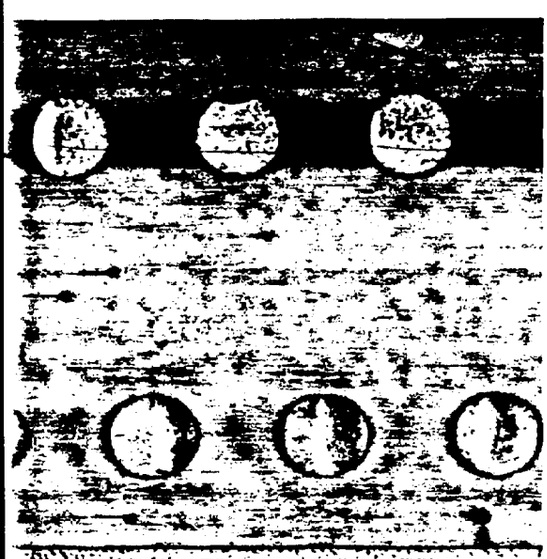
NOTARY PUBLIC

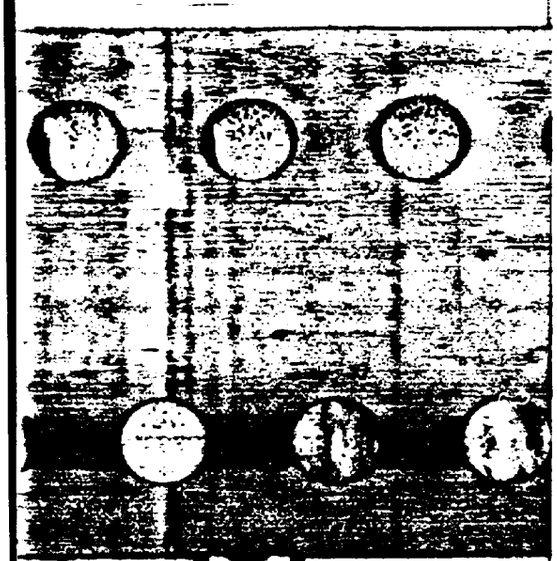
**My Commission Expires:** 11/20/98

02 16857
IDENTIFICATION REFERENCE

96 AUG 21 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9503 08/21 0101 03CHECK 255.05





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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 583

| | | |
|---|---|---|
| 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 | 66500.00 |
| | | | CON TX | 246.05 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 255.05 |
| | | | CHECK | 255.05 |
| 08/21/96 | 01 | | 16:10 0001 | 9503 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0216857
IDENTIF. & REFERENCE

96 AUG 21 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1022062