File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10173 PG 2

ADDRESS NEW OWNER:
Abubaker M. Ramadan and Ajibiya Y. Charif
5420 Sunnyvale Drive
Antioch, TN 37013

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 176-5A
PARCEL 46
2D77689

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Holigan Family Investments, Inc. d/b/a Holigan Homes, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Abubaker M. Ramadan and wife, Ajibiya Y. Charif, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 63, Hickory Woods Estates, Section "C", as recorded in Book 6900, Pages 885 thru 887, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Holigan Family Investments, Inc. d/b/a Holigan Homes, Inc., by deed from T & T Partners I of record in Book 9943, Page 122, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Book 9678, Page 187, amended in Book 9764, Page 44; By-Laws in Book 9678, Page 213; Charter in Book 9680, Page 319; Quitclaim Deed conveying common area in Book 9786, Page 923, Register's Office, Davidson County, Tennessee.

Subject to plat notes of record in Book 6900, Pages 885 thru 887, said Register's Office.

This conveyance is subject to such easements and setback lines as shown on plat of record in Book 6900, Pages 885 thru 887, said Register's Office.

This is improved property known as 5420 Sunnyvale Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Abubaker M. Ramadan and wife, Ajibiya Y. Charif, their heirs and assigns, forever; and we, Holigan Family Investments, Inc. d/b/a Holigan Homes, Inc. do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10173 PG 3

Witness our hands this the 27th day of August, 1996.

Holigan Family Investments, Inc. d/b/a Holigan Homes, Inc.

James E. Ruddell, Assistant Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James E. Ruddell as Assistant Vice-President of Holigan Family Investments, Inc. d/b/a Holigan Homes, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Assistant Vice-President of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 150,900.00.

AFFIANT

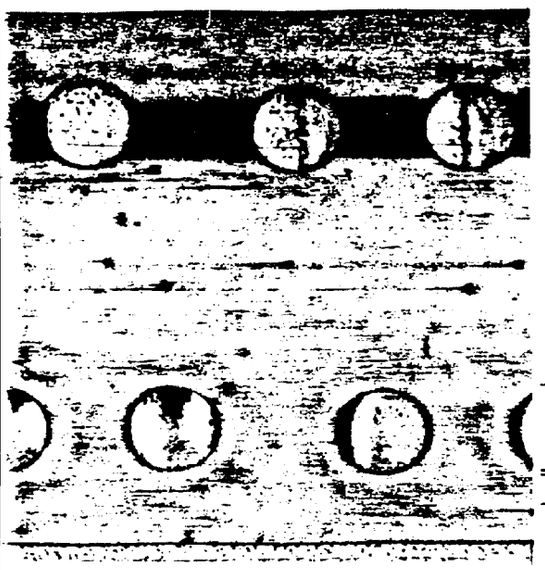
Subscribed and sworn to before me this 27th day of August, 1996.

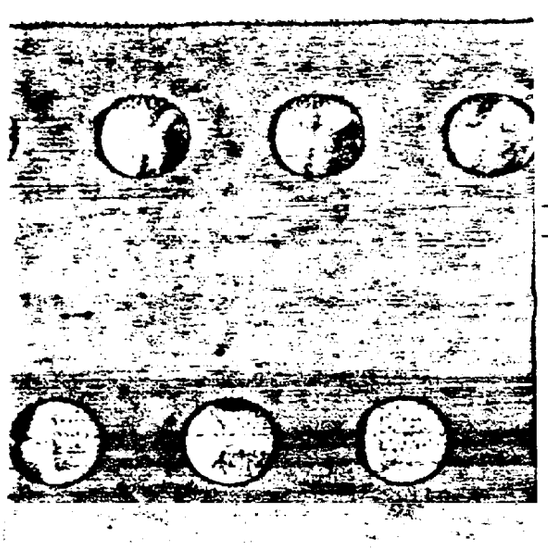
NOTARY PUBLIC
My Commission Expires: 3-21-98

02219807
IDENTIF. & REFERENCE

96 AUG 30 AM 10:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2662 08/30 0101 03CHECK 567.33





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

RECEIVED OF _____

FOR _____

BOOK 10173 PG 4

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	
				150900.00
			CON TX	558.33
			PRFEE	1.00
			WDEED	8.00
			TOTAL	567.33
			CHECK	567.33
08/30/96		01	10:26 0001	2662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219807
IDENTIF. ↑ REFERENCE

96 AUG 30 AM 10:23
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1025185