0273561

RECORDING 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

W & I Ref: (jb)
Dav. Co. File: Box 8

97 FEB 12 11:03 AM

DAVIDSON COUNTY, TN.

BOOK 10351 PG 308

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dennis K. Chang 1912-B Sweetbriar Drive Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-16-411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 128000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bassam K. Kharma and spouse, Violet N. Kharma,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis K. Chang, unmarried,** 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. 2B on the Plan of Zone Lot Division of Lot 2 of a Subdivision of the Knox Property of record in Plat Book 6050, Page 121, amended in Book 6250, Page 714, Register's Office for said County.

SAID Lot No. 2B fronts 35.50 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines 170.00 feet to an alley.

BEING the same property conveyed to Bassam K. Kharma and wife, Violet N. Kharma by deed from James R. Watkins and wife, Lauren T. Watkins of record in Book 8805, Page 709, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6250, Page 714, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Violet N. Kharma by Bassam K. Kharma 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: 1912-B Sweetbriar Drive, Nashville, Tennessee 37212

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 14th day of February, 1997.

Bassam K. Kharma

Violet N. Kharma

Violet N. Kharma, By: Bassam K. Kharma, Atty-In-Fact

State of Tennessee
County of Davidson

On this 14th day of February, 1997, before me the undersigned authority, personally appeared **Bassam K. Kharma**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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: $ 128000.00

D Khary
Affiant

Sworn and subscribed before me on the 14th day of February, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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 **Bassam K. Kharma**, 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 **Violet N. Kharma**, 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 14th day of February, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Bassam K. Kharma and Violet N. Kharma

TO: Dennis K. Chang

AFFIDAVIT

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.

Bassam K. Kharma, Affiant

Sworn to and subscribed before me this

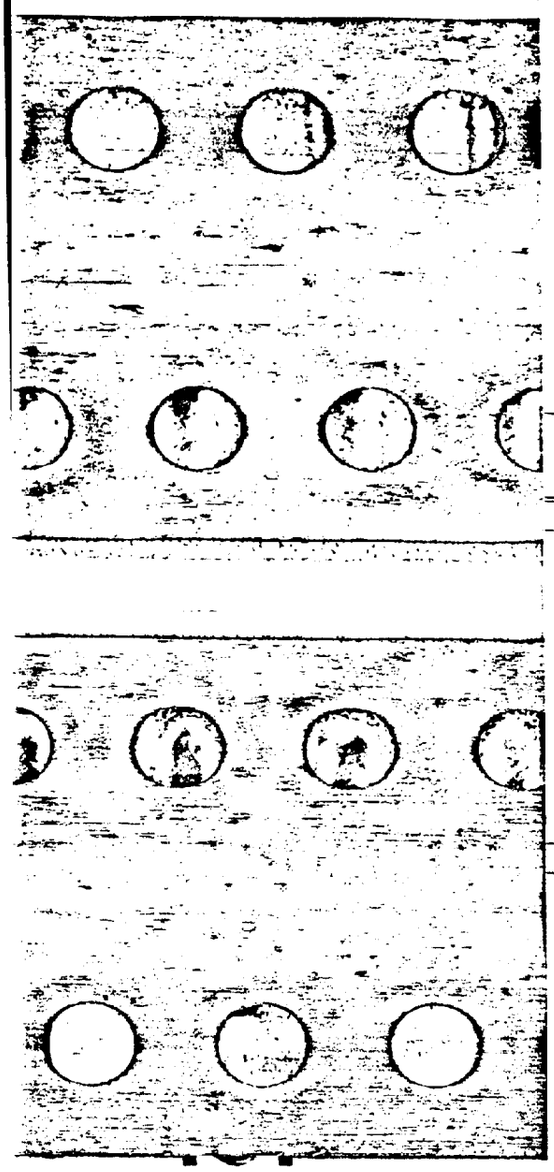
14th day of February, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

6988 02/18 0101 03CHECK 486.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10351 PG 311

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	128000.00
			CON TX	473.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	486.60
			CHECK	486.60
02/18/97	01		10:06 0001	6938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273561
IDENTIF. & REFERENCE

97 FEB 18 AM 10:

DAVIDSON COUNTY

No. 1117395