0362368

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

W & I Ref: (sk) Title No: 39240
Dav. Co. File: Box 8

97 OCT 24 AM 10:45

REGISTER
DAVIDSON CO., TN.

BOOK 10657 PG 421

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Peggy Charlene Brewer 200 Woodmaker Court Nashville, TN 37214	Tucker Federal Bankd/b/a Prime Lending P.O. Box 211788 Augusta, GA 30917-1788

TAX MAP-PARCEL NUMBERS: 108-16-242

3480 10/24 0101 03CHECK 268.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 69,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Naji N. Abumrad, a married man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Peggy Charlene Brewer,** 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. 127A on the plan of Zone Lot Division, Lots 127 and 128 Percy Priest Woods, Section Four, of record in Book 6250, Page 826, Register's Office for said County, and also shows as part of Lot 127 on the Final Plat, Section Four, Percy Priest Woods Subdivision of record in Book 6250, Pages 356 and 357.

SAID Lot No. 127A, which is a corner lot, fronts 19.66 feet on the southerly margin of Hammac Drive and fronts 78.75 feet on the westerly margin of Woodmaker Court, said frontages being joined by a curve having a length of 36.31 feet, and extends back 109.99 feet on the westerly line and 67.23 feet on the southerly line, to a point of intersection.

BEING the same property conveyed to Naji N. Abumrad by deed from Robert E. LaBrec and wife, Ithaca S. LaBrec of record in Book 7046, Page 198, rerecorded in Book 7503, Page 795, Register's Office for Davidson County, Tennessee. Nada Awn Abumrad joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

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 5984, Page 865, Book 6020, Page 270, Book 6097, Page 11, Book 6250, Page 826, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Naji N. Abumrad and Nada Awn Abumrad by Hanna Abumrad 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: 200 Woodmaker Court, Nashville, TN 37214

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 16th day of October, 1997.

NAJI N. ABUMRAD
Naji N. Abumrad, By: Hanna Abumrad, Atty-In-Fact

NADA AWN ABUMRAD
Nada Awn Abumrad, By: Hanna Abumrad, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 69,000.00

Affiant

Sworn and subscribed before me on the 16th day of October, 1997.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-20[illegible]

State of Tennessee
County of Davidson

BOOK 10657 PG 423

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hanna Abumrad**, 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 **Naji N. Abumrad and Nada Awn Abumrad**, 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 16th day of October, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

EXHIBIT "A"
To
WARRANTY DEED

FROM: Naji N. Abumrad and Nada Awn Abumrad

TO: Peggy Charlene Brewer

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.

HANNA. W. ABUMRAD .
Hanna Abumrad, Affiant

Sworn to and subscribed before me this

16th day of October, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10657 PG 424

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 12.00
TOTAL 268.30
CHECK 268.30

10/24/97 01 10:48 0001 3480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0362368
IDENTIF. # REFERENCE

97 OCT 24 AM 10:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1212742