3/1

THIS INSTRUMENT PREPARED BY:

BOOK 10723 PG 540

Sam H. Poteet, Jr.
MANIER, HEROD, HOLLABAUGH & SMITH
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219

New Owner:	Tax Bills To:	Map/Parcel No:
Amin Hauter Moseh Abbas 2312 12th Avenue South Nashville, TN 37201	Amin Hauter Moseh Abbas 2312 12th Avenue South Nashville, TN 37201	105-13-211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WAYNE T. BURKEEN and wife, SHARON M. BURKEEN (collectively the "Grantor"), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto AMIN HAUTER and MOSEH ABBAS (collectively the "Grantee" as tenants in common), their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Real property in Davidson County, Tennessee, being Lots 7 and 8 on the Map of T.O. Tune's unrecorded subdivision of part of the W.L.B. Lawrence in the 22nd Ward of the City of Nashville, which Lawrence property is of record in Book 21, page 148, Register's Office for said County, and described as follows according to a survey of Wm. C. Parrish, Surveyor, dated September 6, 1966, as follows:
>
> BEGINNING at an iron pin in the easterly margin of 12th Avenue South or Granny White Pike, 186 feet north of the northerly margin of Caruthers Avenue; thence with the margin of said Pike or Avenue, northerly 100 feet to the southwest corner of Lot 6 of said Subdivision; thence with the line between Lots Nos. 6 and 7; easterly 184.5 feet to an iron stake in the center line of a proposed 15 foot alley established in the Deed from Thomas O. Tune and wife, to the Southern Ice Company, of record in Book 486, Page 65, said Register's Office; thence along the center line of said proposed alley, parallel to the easterly margin of 12th Avenue South, or Granny White Pike, southerly 100 feet to a corner post; thence westerly 184.5 feet to the point of beginning.

Being the same property conveyed to Grantor by deed of record in Book 10560, page 956, Register's office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

This is improved real property located at Lots 7 and 8 of T.O. Tunes unrecorded subdivision, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, their heirs, successors, and assigns, forever. And GRANTOR does covenant with 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 for:

1. Taxes for 1997: A lien, but not yet due and payable.

2. Agreement in deed from Thomas O. Tune and wife, to Southern Ice Company of record in Book 486, Page 65, said Register's Office, conveying the land in question, it was agreed that at any time it was desired the easterly 7 ½ feet of the premises would be donated for the purpose of establishing a 15 foot alley.

3. Survey of Wm. C. Parrish, dated September 6, 1966, shows an overhead power line crossing the southeasterly corner of the premises in question.

4. A Deed of Trust from GRANTOR to WILLIAM H. BOWEN, Trustee for First Tennessee Bank National Association dated August 5, 1997 and recorded in Book 10560, page 958, Register's Office for Davidson County, Tennessee, of which shall be released upon full payment of the Promissory Note by GRANTEE to GRANTOR of even date herewith.

5. All subdivision restrictions, building lines, and easements of record.

And GRANTOR does further covenant and bind themselves, their heirs, assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors, and assigns, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 1ST day of October 1997.

Wayne T. Burkeen

Sharon M. Burkeen

#27510

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 1ST day of October, 1997, before me personally appeared WAYNE T. BURKEEN and wife, SHARON M. BURKEEN, to be known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that he (or they) executed the sale as his (or their) free act and deed.

WITNESS my hand, at office, this 1ST day of October, 1997.

Notary Public
My Commission Expires: 9/29/01

WM. LEE HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $175,000.

Affiant

Sworn to and subscribed before me this 1ST day of October, 1997.

Notary Public

My Commission Expires: 9/29/01

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

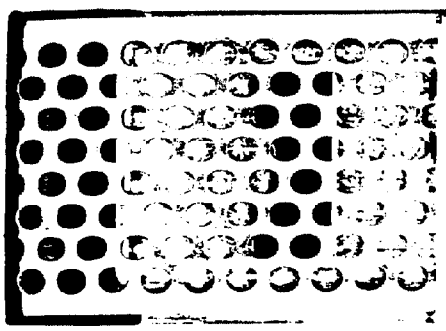
0380893
IDENTIF. & REFERENCE

97 DEC 16 PM 4:01

FELIX A. ... REGISTER
DAVIDSON CO. TN.

1983 12/16 0101 03CHECK 660.50

#27510



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

RECEIVED OF _____

FOR _____

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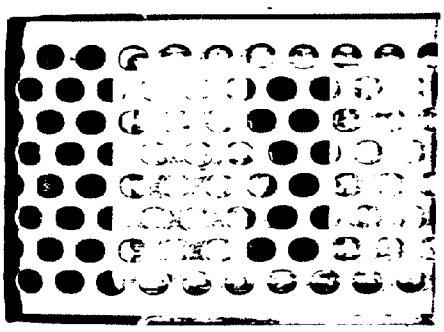
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 12.00
TOTAL 660.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CHECK 660.50

12/16/97 01 16:01 0001 1983



0380893
IDENTIF. ↑ REFERENCE

97 DEC 16 PM 4:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1232738