12

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MAP)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 10787 PG 297

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ghassan A. Husseini P.O. Box 190159 Nashville, Tennessee 37219	Same	81-15-573

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MENAH A.E. PRATT and JEROME O. CLARKE, individually and d/b/a EXUMA FRAME SHOP & GALLERY ("Grantor") has bargained and sold, and by these presents transfers and conveys unto GHASSAN A. HUSSEINI ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of The Jane Gilliam Property as of record in Plan Book No. 2, page 9, Chancery Court at Nashville.

Said Lot No. 5 fronts 50 feet on the northerly margin of Jefferson Street and runs back between parallel lines and along the westerly margin of an alley, 194 feet to an alley in the rear.

The foregoing description is the same as in the deed to Grantor.

Less and except that portion of the subject property which was conveyed to the State of Tennessee, in deed of record in Book 4183, page 252.

Being part of the property conveyed to grantor by deed of record in Book 9529, page 199, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1806B Jefferson Street, Nashville, Tennessee.

Said property is conveyed subject to taxes for 1998 and thereafter.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IDENTIFICATION REFERENCE 039304.6

98 JAN 23 PM 3:04

DAVIDSON COUNTY, TN.

[redacted]

BOOK 1076 PAGE 298

WITNESS our hands this 23 day of January, 1998.

EXUMA FRAME SHOP & GALLERY

By: _____
MENAH A.E. PRATT

By: _____
JEROME O. CLARKE

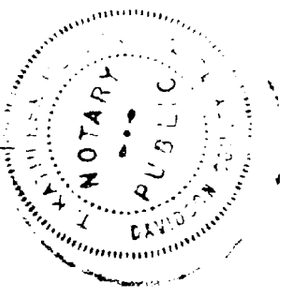
STATE OF TENNESSEE)

COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MENAH A.E. PRATT and JEROME O. CLARKE, individually and d/b/a Exuma Frame Shop and Gallery the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of January, 1998.

J. Kathleen Hollins
Notary Public



My Commission Expires:

9-29-2001

STATE OF TENNESSEE)

5205 01/23 0101 03CHECK 75.60

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $18,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of January, 1998.

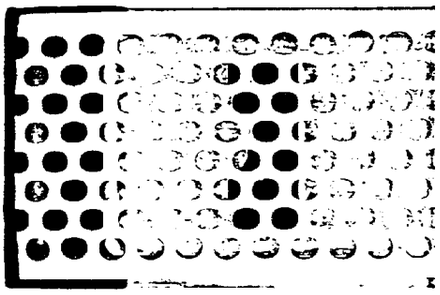
J. Kathleen Hollins
Notary Public



My Commission Expires:

9-29-2001

LINCOLN/ 577994



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

RECEIVED OF _____

FOR _____

BOOK 10767 PG 299

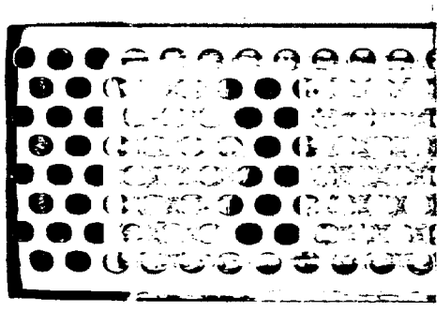
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

01/23/98 01 15:05 0001 5205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0393046
IDENTIFICATION REFERENCE

98 JAN 23 PM 3:04

REGISTER
DAVIDSON COUNTY, TN.

No. 1245812