Box 50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
10775 PG 365
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,600.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 98
Notary Public
MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

JUNE L. ATKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wellsley A. Donofrio (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	75-09-66
3943 Plantation Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Yehya H. Khoshnaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wellsley A. Donofrio and wife, Amy M. Donofrio

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:

Land in Davidson County, Tennessee being Lot No. 107 on the plan of Hermitage Hills, Section 1 of record in Plat Book 2900, pages 48 and 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yehya H. Khoshnaw, by quitclaim deed from Judy H. Khoshnaw, of record in Book 8656, page 225 and by deed of record in Book 8068, page 820, said Register's Office.

It is understood and agreed that Yehya H. Khoshnaw and Yehia Hussein Khoshnaw are one and the same person.

0395393 IDENTIF. ← REFERENCE

98 JAN 30 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7714 01/30 0101 03CHECK 270.22

unimproved ( )
This is improved (X) property, known as 3943 Plantation Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of January 19 98

Hewi Mason

Estate of Yehya H. Khoshnaw
BY: Hewi Mason, Administratrix

STATE OF
COUNTY OF

BK. 10775 PG 366

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19__ ___ .

Commission expires _____

Notary Public

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg)

Before me, _____ the undersigned _____ a Notary Public within and for the State and County aforesaid, personally appeared Hewi Mason

~~and~~ _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Administratrix

~~and~~ _____ ~~respectively within~~ for the Estate of Yehya U. Khoshnaw

the within named bargainor, a ~~corporation~~, and that she as such Administratrix

~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing ~~the name of the corporation by the said~~ her name

as such Administratrix ~~executing the same by the said~~

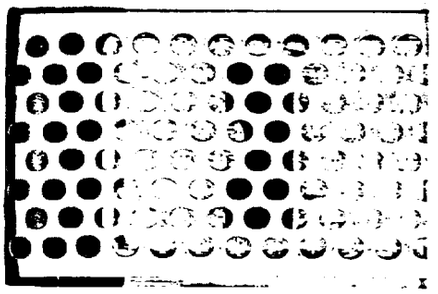
~~as such~~ _____

Witness my hand and official seal at office at Charlotte, North Carolina on this the 23rd day of January 19 98 .

My commission expires 10-28-2001

Notary Public

DIANE R. NOLEN
NOTARY PUBLIC
MECKLENBURG CO.



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

RECEIVED OF _____

FOR _____

BOOK 10775 PG 367

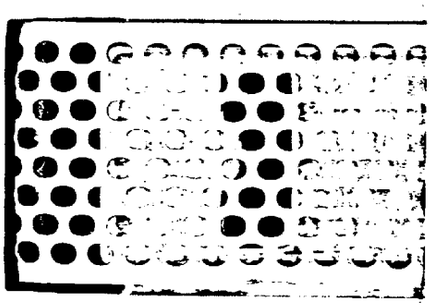
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70600.00
CON TX 261.22
PRFEE 1.00
WDEED 8.00
TOTAL 270.22
CHECK 270.22

01/30/98 01 13:22 0001 7714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0395393
IDENTIF. # REFERENCE

98 JAN 30 PM 1:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1248290