THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203 UPON INFORMATION FURNISHED BY THE PARTIES.

BOOK 10824 PG 279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $45,000.00.

Dean Hamza
Affiant

Subscribed and sworn to before me this the 2nd day of March, 1998.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
William S. Moussa and wife, Nariman Moussa 920 Ward Street Nashville, Tennessee 37207	~~Same~~ 445 Third Ave, Apt. 3L Brooklyn, NY 11215	Map 71-12 Parcel 275

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, I, **Dean Hamza**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto William S. Moussa and wife, Nariman Moussa**, 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 part of Lot No. 8 on the Plan of Don Leech Subdivision as of record in Book 1424, Page 70, Register's Office for Davidson County, Tennessee, described according to a survey of John Kohl, dated February 17, 1970, as follows:

Beginning at a point South 14 degrees 45 minutes West 20 feet from the northwesterly corner of Lot No. 8 as shown on said plan, said corner being the southerly margin of the original Ward Street; thence eastwardly, approximately parallel to the southern margin of the Ward Street; 70 feet, more or less, to a point, thence southwardly 111 feet, more or less, to a point; thence westerly 65 feet to the southwesterly corner of Lot No. 8; thence northwardly 180 feet to the beginning.

Being the same property conveyed to Dean Hamza by deed from Wilson Enterprises, Inc., a Tennessee corporation, of record in Book 10720, Page 23, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

Subject to all matters set forth on the plan of record, as aforesaid, and those certain restrictive covenants of record in Book 1632, Page 161, Register's Office for Davidson County, Tennessee.

1998 Metropolitan Government taxes have this day been prorated and the Grantees shall be responsible for the entire tax bills when due and payable.

The aforedescribed property is not the principal place of residence of the Grantor herein.

This is improved property known as 920 Ward Street, Nashville, Tennessee 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my 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. 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.

Witness my hand this 2nd day of March, 1998.

Dean Hamza
DEAN HAMZA

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 Dean Hamza, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 2nd day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

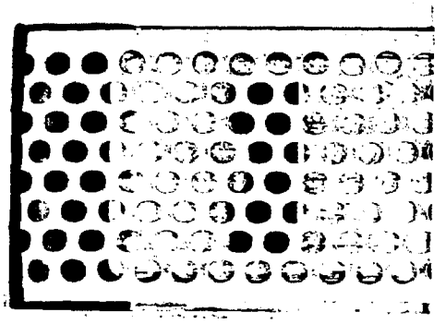
LARRY GRANT NOTARY PUBLIC AT LARGE STATE

MAIL ENV.

98 MAR -5 AM 10:06

0408222
IDENTIF. ↑ REFERENCE

1389 03/05 0101 03CHECK 175.50



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

RECEIVED OF _____

FOR _____

BOOK 10824 PG 281

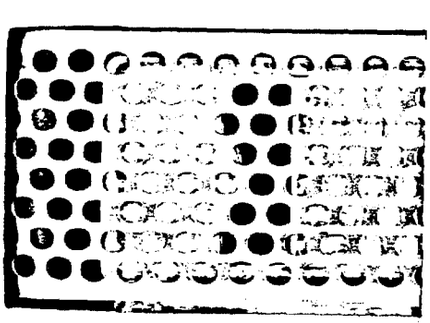
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DMT 45000.00
CON TX 166.50
PRFEE 1.00
MISC 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/05/98 01 10:04 0001 1355



0408222
IDENTIF. ◆ REFERENCE
98 MAR -5 AM 10:06
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 1261814