BOOK 10982 PG 828

0452303

IDENTIF. & REFERENCE

PREPARED BY AND RETURN TO:

MAIL ENV.

98 JUN 18 PM 1:08

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN.

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Salah Al-Saad Nahad G. Al-Saad 4649 Forest Ridge Drive Hermitage, TN 37076 98-1-138	Chase Manhattan Mortgage Corporation PO. Box 11740 Monroe, LA 71211-1740

TAX MAP - PARCEL NUMBERS: 087-09-0 036.00

WARRANTY DEED

THIS DEED, made and entered into this the 16th day of June, 1998, by and between **GUS J. AWALI** and wife, **TAMMY AWALI**, hereinafter known as the **GRANTOR**, and **SALAH CHASIB AL-SAAD** and wife, **NAHAD G. AL-SAAD**, hereinafter known as the **GRANTEE**;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE**, their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING Lot No. 202 on the Plan of Valley Grove Subdivision, Section 9, of record in Plat Book 5200, Page 605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gus J. Awali and wife, Tammy Awali by Deed of record in Book 7728, Page 113, said Register's office.

This is improved property known as: 4649 Forest Ridge Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

GUS J. AWALI

Tammy Awali
TAMMY AWALI

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, GUS J. AWALI and wife, TAMMY AWALI, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of June, 1998.

My commission expires:
3-17-2002

Notary Public

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$95,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of June, 1998.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 16th day of June, 1998.

My commission expires:
3-17-2002

Notary Public

(Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

2686 06/18 0101 03CHECK 360.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10992 PG 330

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

06/18/98 01 13:08 0001 2686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452303
IDENTIF. & REFERENCE

98 JUN 18 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308527